

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£80,000

**FOR SALE**



**21 Ben Varden Avenue, Derry, BT47 2AS**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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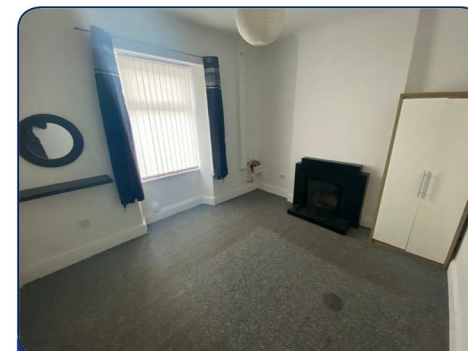
- MID TERRACE HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- PROVISION FOR GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- SOLD AS SEEN
- EPC RATING -

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### VESTIBULE PORCH

#### HALLWAY

#### LOUNGE

12' x 10'4" wp (3.66m x 3.15m wp)  
Having tiled fireplace.

#### FAMILY ROOM

11' x 10'9" wp (3.35m x 3.28m wp)  
Having fireplace.

#### KITCHEN

12'3" x 7'3" (3.73m x 2.21m)  
Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob and underoven, space for fridge / freezer, plumbed for washing machine.

#### REAR HALLWAY

Having 1/2 tiled walls, tiled floor.

#### SHOWER ROOM

Comprising electric shower, whb and wc, extractor fan, fully tiled walls, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

11'4" x 9'11" (3.45m x 3.02m)  
Having hotpress.

#### BEDROOM 2

10'6" x 8'6" (3.20m x 2.59m)

#### BEDROOM 3

10'6" x 7'4" (3.20m x 2.24m)

#### BEDROOM 4

8'6" x 7'5" (2.59m x 2.26m)

### EXTERIOR FEATURES

Yard to rear.

### ESTIMATED ANNUAL RATES

£738.98 (FEB 2023)

