

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



40 Primrose Street, Derry, BT47 2AW

VIEWING STRICTLY BY APPOINTMENT ONLY

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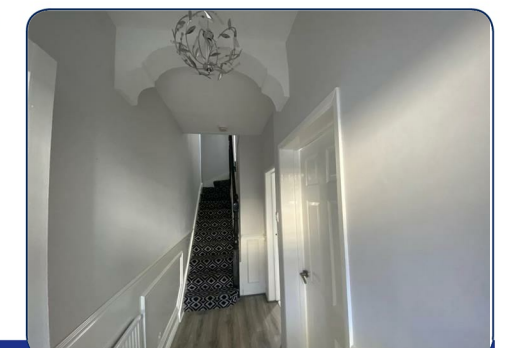
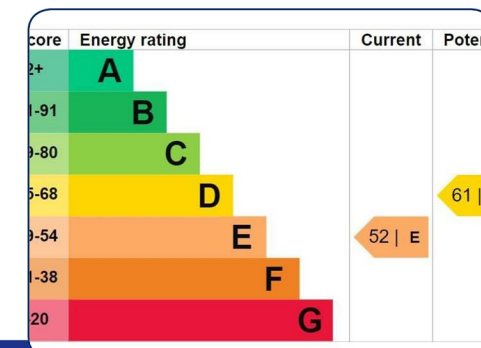
- MID TERRACE HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- YARD TO REAR
- EPC RATING - E

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having laminated wooden floor.

LOUNGE

12' x 11' wp (3.66m x 3.35m wp)
Having laminated wooden floor.

FAMILY ROOM

12'9" x 11'1" wp (3.89m x 3.38m wp)
Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

12'11" x 9'6" (3.94m x 2.90m)
Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob, stainless steel extractor hood, separate oven, space for fridge / freezer, wine rack, downstairs storage.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'10" x 9'8" wp (4.22m x 2.95m wp)

BEDROOM 2

11'1" x 9'6" wp (3.38m x 2.90m wp)
Having storage cupboard.

BEDROOM 3

10'4" x 9'1" (3.15m x 2.77m)
Having built in wardrobes.

BEDROOM 4

11' x 6'11" wp (3.35m x 2.11m wp)

BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls.

EXTERIOR FEATURES

Yard to rear.
Access to mews.
Outside light and tap.
Shed / Utility Area having power points, plumbed for washing machine.

ESTIMATED ANNUAL RATES

£788.24 (FEB 2023)

