

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£125,000

FOR SALE



7 Rathkeele Way, Derry, BT48 9RU

- MID TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

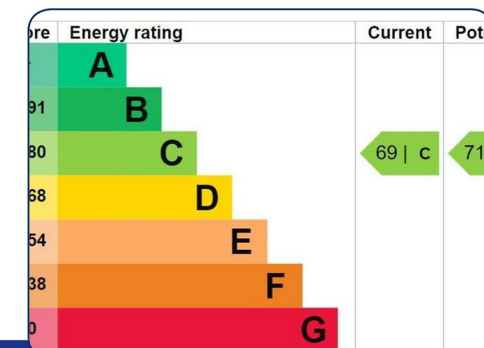
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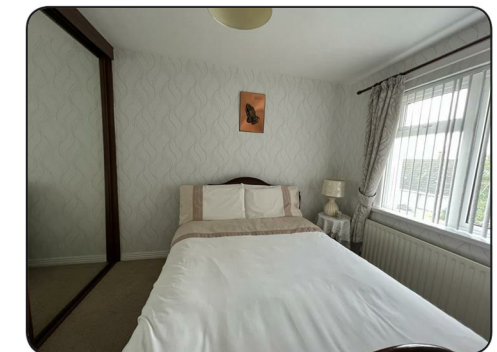
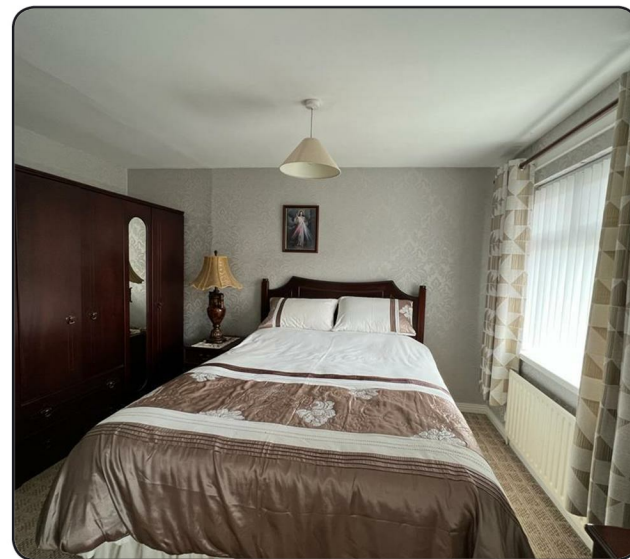
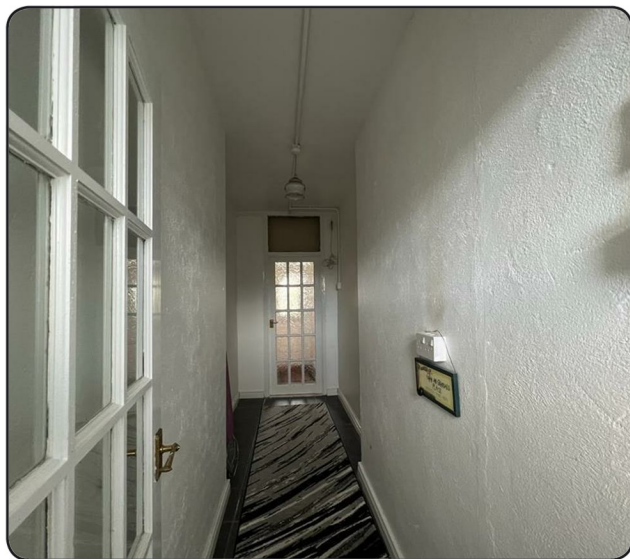


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having semi-solid wooden floor.

LOUNGE

15' x 10'8" (4.57m x 3.25m)

Having attractive fireplace with back boiler, ceiling cornicing and centre rose, semi-solid wooden floor.

KITCHEN / DINING AREA

15'10" x 8'5" (4.83m x 2.57m)

Having range eye and low level units, glazed display cupboards, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, understairs storage, dining space, tiled floor, double doors to rear hallway.

HALLWAY

Having tiled floor.

WET ROOM

Comprising electric shower, WHB, WC, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

15'9" x 12'3" wp (4.80m x 3.73m wp)

Having built in wardrobe.

BEDROOM 2

11'5" x 9'8" into built in wardrobe (3.48m x 2.95m into built in wardrobe)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

11'10" x 8'5" (3.61m x 2.57m)

BATHROOM

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

EXTERIOR FEATURES

Neat lawn to front bordered by wall and mature hedge.

Concrete and paved yard to rear. bordered by fence.

ESTIMATED ANNUAL RATES

£763.61 (FEB 2023)