

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£105,000

FOR SALE



60 & 60A Violet Street, Waterside, BT47 2AP

- MID TERRACE HOUSE
- 2 X 1 BEDROOM FLATS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CLOSE TO ALL AMENITIES
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

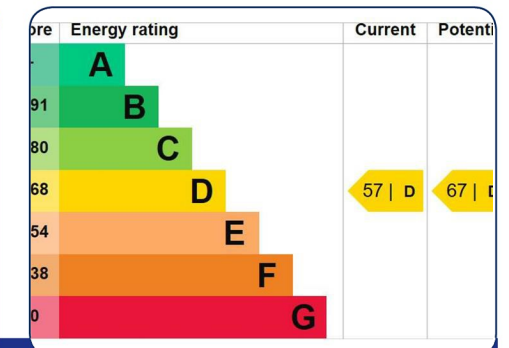
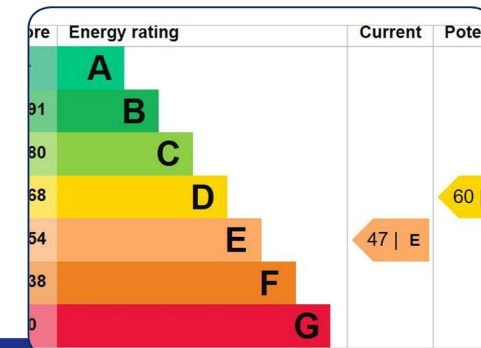
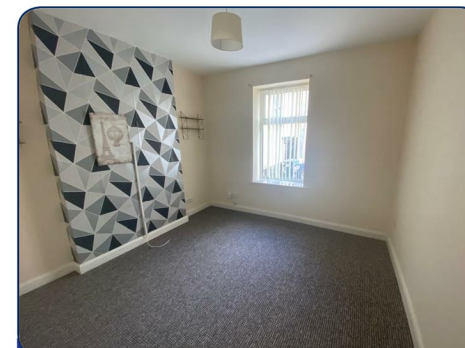
Agent:



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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.

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ACCOMMODATION

FLAT 1 - GROUND FLOOR

LOUNGE

11'1" x 10'11" wp (3.38m x 3.33m wp)

KITCHEN

17' x 6'8" wp (5.18m x 2.03m wp)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and electric oven, extractor hood, space for fridge, plumbed for washing machine, space for tumble dryer, understairs storage.

BEDROOM

11'3" x 9'5" (3.43m x 2.87m)

Having hotpress.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with tiling around, wc, extractor fan.

ESTIMATED ANNUAL RATES

£364.56 (SEPT 2022)

FLAT 2 - FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

LOUNGE

14'7" x 10'7" wp (4.45m x 3.23m wp)

KITCHEN

9'3" x 4'10" (2.82m x 1.47m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, space for fridge, plumbed for washing machine.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with tiling around, wc, extractor fan.

BEDROOM

11'1" x 8'3" wp (3.38m x 2.51m wp)

ESTIMATED ANNUAL RATES

£344.86 (SEPT 2022)

EXTERIOR FEATURES

Yard to rear.

Outside light and tap,

Access to mews.

