

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£105,000

**FOR SALE**



146 Glenowen Park, Derry, BT48 0LH

- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

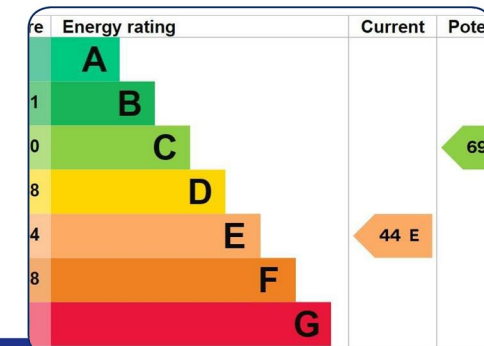
Agent:



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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.
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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.
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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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**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor. Store off.

**GUEST WHB & WC**

Having tiled walls.

**LOUNGE**

16'4" x 11'1" wp (4.98m x 3.38m wp)  
Having laminated wooden floor.

**KITCHEN / DINING AREA**

17'7" x 9'3" wp (5.36m x 2.82m wp)  
Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, extractor hood, plumbed for washing machine, plumbed for dishwasher, dining area having laminated wooden floor.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**BEDROOM 1**

14'10" x 7'9" (4.52m x 2.36m)  
Having built in wardrobes.

**BEDROOM 2**

12'7" x 9'4" (3.84m x 2.84m)

**BEDROOM 3**

8'11" x 7'7" (2.72m x 2.31m)

**BATHROOM**

Comprising bath with shower over, shower screen, whb and wc, tiled floor.

**EXTERIOR FEATURES**

Yard to rear.

**ESTIMATED ANNUAL RATES**

£763.61 (MARCH 2023)

