

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£95,000

FOR SALE



13 Mountain View, Derry, BT47 2BX

- MID TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

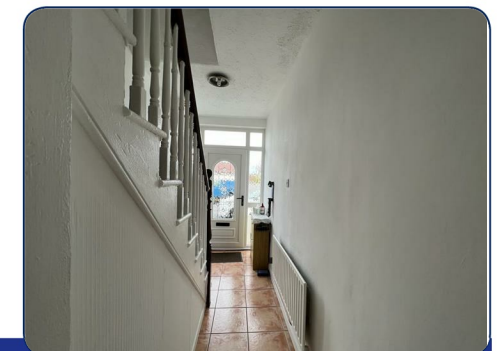
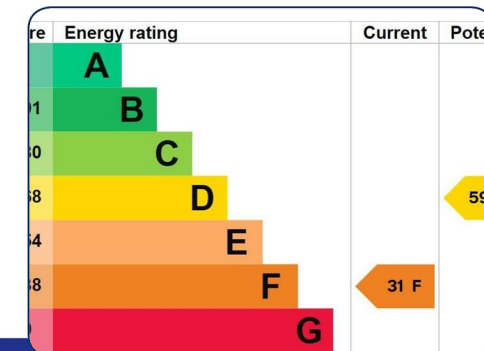
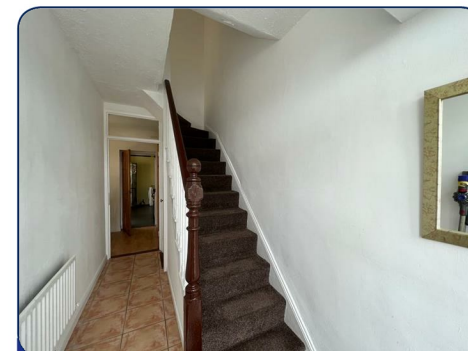
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

21' x 14' wp (6.40m x 4.27m wp)

Having attractive fireplace with granite inset and hearth, laminated wooden floor.

KITCHEN

13'6" x 6'2" (4.11m x 1.88m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor.

FIRST FLOOR

BEDROOM 1

15'7" x 9'5" wp (4.75m x 2.87m wp)

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor.

BEDROOM 2

9'7" x 8'4" (2.92m x 2.54m)

Having hotpress and laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb set in vanity unit, wc.

EXTERIOR FEATURES

Concrete yard to rear with access.

Fuel store.

ESTIMATED ANNUAL RATES

£590.69 (MAY 2023)

