

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£152,000

FOR SALE



2 Nualamont Drive, Derry, BT48 9PH

- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD WITH VEHICULAR ACCESS
- VIEWS OVER CITY.
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

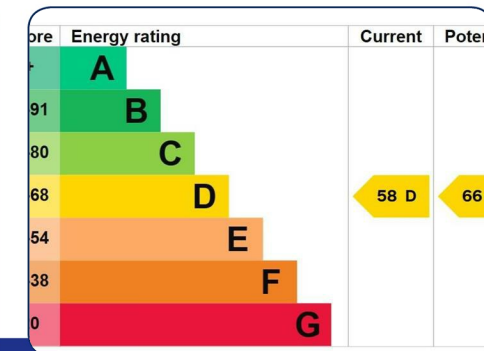
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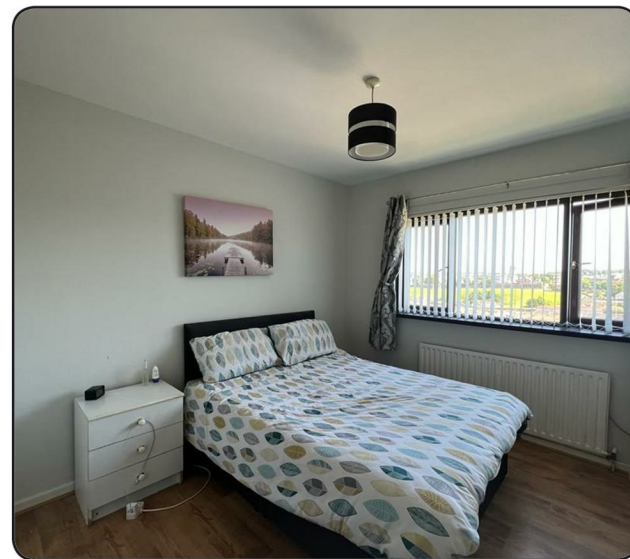
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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

HALLWAY

Having cloaks cupboard and laminated wooden floor.

LOUNGE

20'2" x 12'2" (6.15m x 3.71m)

Having attractive ornamental stone fireplace with electric inset, ceiling corning, laminated wooden floor, French doors.

KITCHEN

11'5" x 9'2" (3.48m x 2.79m)

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

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'6" x 10'2" wp (3.81m x 3.10m wp)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

10'3" x 9'3" (3.12m x 2.82m)

Having laminated wooden floor.

BEDROOM 3

9'8" x 9'6" (2.95m x 2.90m)

Having built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with part tiling around and electric shower over, shower screen, whb and wc, tiled floor.

EXTERIOR FEATURES

Concrete yard to front with double entrance gates.

Lawn to rear laid in artificial grass to leading to patio area.

Shed with light and power points.

ESTIMATED ANNUAL RATES

£896.58 (MAY 2023)

