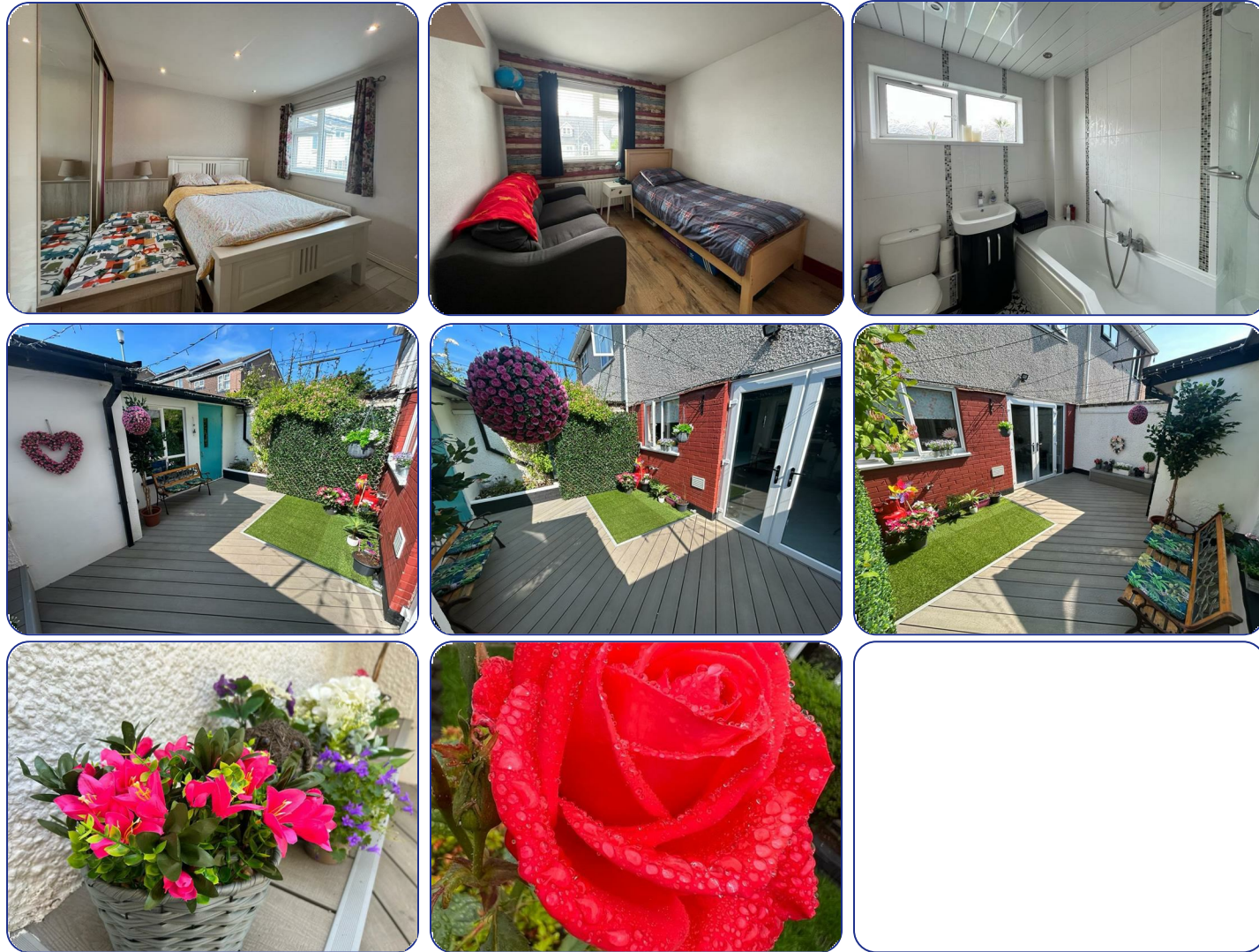


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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

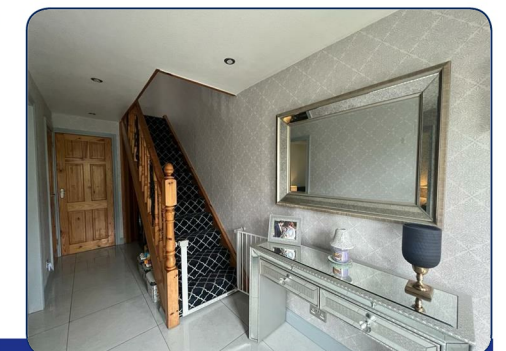
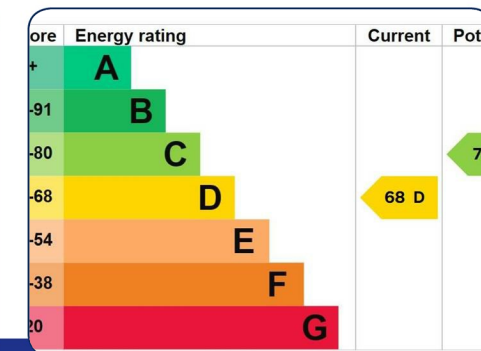
Daniel Henry
ESTATE AGENTS

£145,000



17 Northland Way, Derry, BT48 7JX

- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO FRONT
- DECKED PATIO TO REAR
- EPC -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

HALLWAY

Having cloaks cupboard, understairs storage, recessed lighting and tiled floor.

LOUNGE

13'1" x 11'4" (3.99m x 3.45m)

Having fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA

17'6" x 12'3" (5.33m x 3.73m)

Having excellent range eye and low level units, stainless steel sink with mixer taps set into Quartz worktop, gas hob, integrated oven, stainless steel extractor hood, space for fridge / freezer, integrated dishwasher, breakfast bar, recessed lighting, tiled floor, ample dining space with French doors leading to rear.

FIRST FLOOR

LANDING

Having storage cupboard and hotpress.

BEDROOM 1

11' x 10'5" (3.35m x 3.18m)

Having wall to wall walk in wardrobe with sliding doors, laminated wooden floor.

BEDROOM 2

11'2" x 10'9" (3.40m x 3.28m)

Having laminated wooden floor.

BEDROOM 3

8'4" x 7'9" (2.54m x 2.36m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps and electric shower over, whb vanity unit, wc, chrome radiator, recessed lighting, extractor fan, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Garden to front bordered by hedge and enclosed by gate.

Decking to rear leading to artificial lawn.

Outside light and tap.

Shed with light and power points.

ESTIMATED ANNUAL RATES

£870.21 (JUNE 2023)

