

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£125,000

FOR SALE



81 Marianus Park, Derry, BT48 0QT

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND REAR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- LAWNS TO FRONT SIDE AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

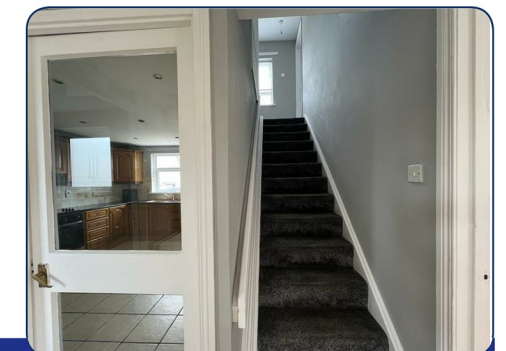
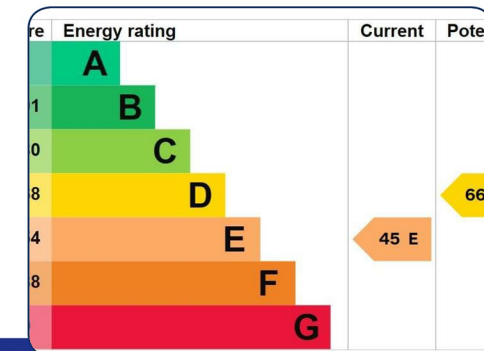
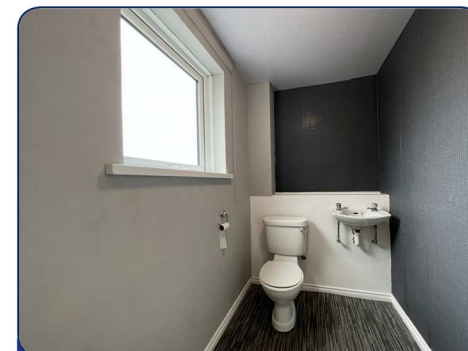
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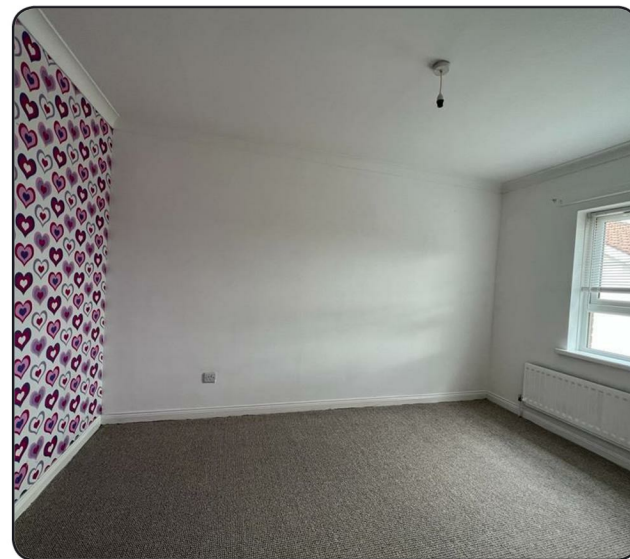


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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





HALLWAY

Having laminated wooden floor

GUEST WHB & WC

LOUNGE

17'10 x 10'8 (5.44m x 3.25m)

Having Ornamental fireplace, Ceiling corning, Laminated wooden floor

KITCHEN

15'2 x 13' (4.62m x 3.96m)

Having range of eye and low level units, tiling between units, 1 1/2 Bowl sink unit, Hob & under oven, space for fridge/freezer, plumber for washing machine, space for tumble dryer, ample dining space, under stair storage, recessed lighting, tiled floor.

FIRST FLOOR

Landing with hotpress and two storage cupboards

BEDROOM 1

11'11 x 8'10 (3.63m x 2.69m)

Having laminated wooden floor

BEDROOM 2

10'9 x 10'8 to widest points (3.28m x 3.25m to widest points)

BEDROOM 3

10'8 x 6'10 (3.25m x 2.08m)

BATHROOM

Comprising bath with electric shower over, PVC cladding to walls, WHB & WC, recessed lighting

EXTERIOR FEATURES

Lawns to front, side and rear

ESTIMATED ANNUAL RATES

£817.47 (JULY 2023)

