

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£139,950

FOR SALE



78 The Old Fort, Derry, BT47 6SU

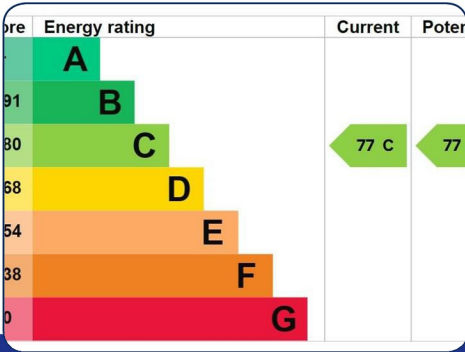
- DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



- 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.



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PORCH

Having tiled floor

LOUNGE

15'7 x 15'3 (4.75m x 4.65m)

Having laminated wooden floor, radiator cover.

KITCHEN

15'1 x 8'10 (4.60m x 2.69m)

Having range of eye & low level units, tiling between units, hob & under oven stainless steel extractor hood, space for fridge/freezer, plumbed for automatic washing machine , patio doorS leading to rear lawn.

DOWNSTAIRS WHB & WC

Having tiled floor

FIRST FLOOR

Having landing with airing cupboard

MASTER BEDROOM

13'10 x 8'8 (widest points) (4.22m x 2.64m (widest points))

Having laminated wooden floor

EN-SUITE

Comprising walk in shower, WHB & WC, fully tiled walls and floor.

BEDROOM 2

10'3 x 7'7 (3.12m x 2.31m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor

BEDROOM 3

7'7 x 6'7 (2.31m x 2.01m)

Having laminated wooden floor

BATHROOM

Comprising bath with shower attached to taps, WHB & WC, tiled walls, tiled floor

EXTERIOR FEATURES

Paved patio area to rear leading to lawn bordered by wall and mature conifers. Enclosed to rear by fence and gate

Neat lawn to front bordered by fence and gate.

ESTIMATED ANNUAL RATES

£1002.06 (JULY 2023)

