

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£129,950

**FOR SALE**



**9 Eglinton Terrace, Derry, BT48 9DZ**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

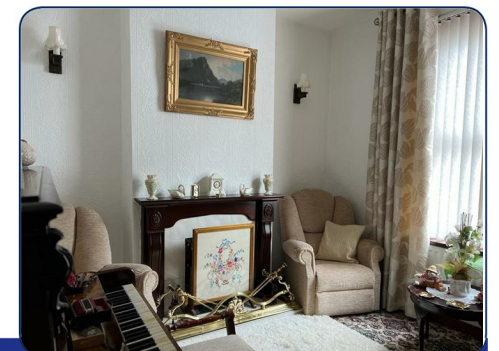
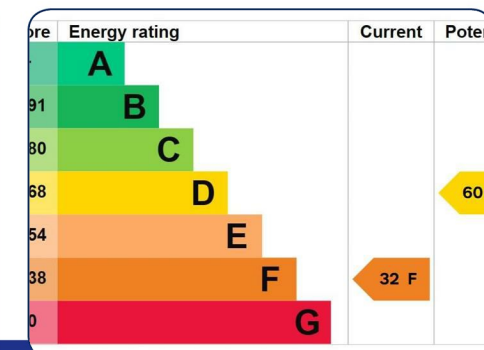
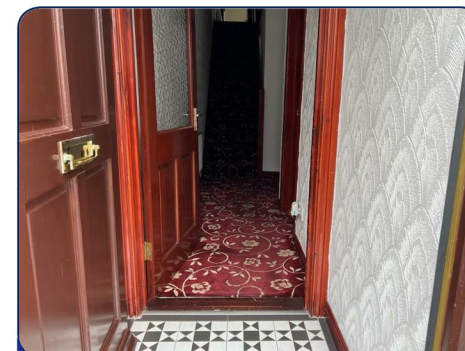
**Daniel Henry**  
ESTATE AGENTS

- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- CONCRETE YARD TO REAR WITH ACCESS
- CONVENIENT TO BULL PARK
- EPC RATING -

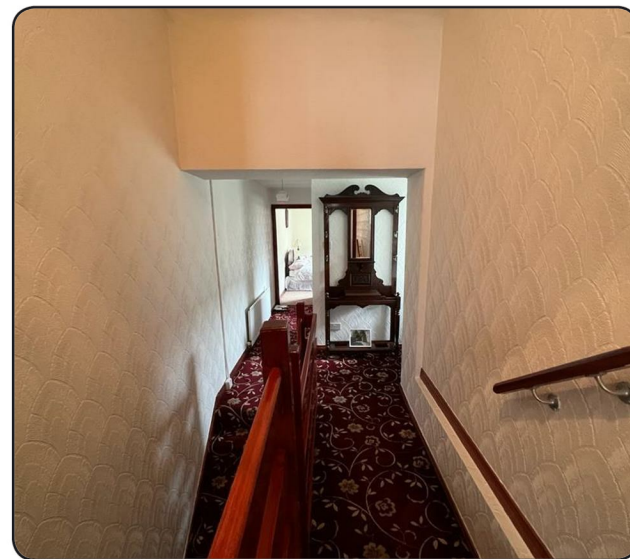
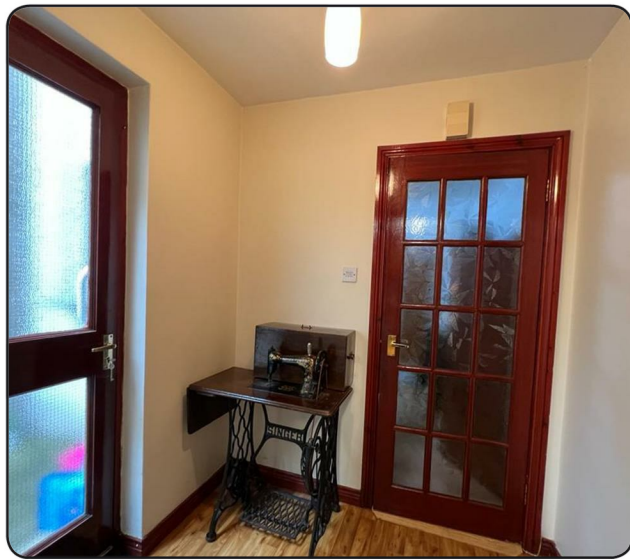
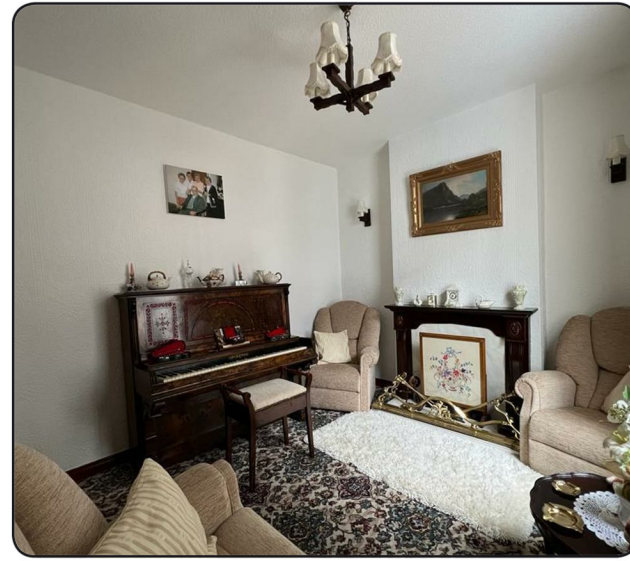
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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.

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[www.propertypal.com](http://www.propertypal.com)







#### **VESTIBULE PORCH**

Having tiled floor.

#### **HALLWAY**

#### **LOUNGE**

11'3" x 10'3" (3.43m x 3.12m)

Having attractive fireplace and wall light points.

#### **FAMILY ROOM**

12'1" x 11'2" (3.68m x 3.40m)

Having attractive fireplace, understairs storage, laminated wooden floor.

#### **REAR HALLWAY**

Having Guest whb & wc off.

#### **KITCHEN**

13'2" x 8'11" (4.01m x 2.72m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, ample dining space.

#### **FIRST FLOOR**

Landing having hotpress

#### **LANDING**

Having hotpress.

#### **BEDROOM 1**

14'10" x 10'1" wp (4.52m x 3.07m wp)

#### **BEDROOM 2**

12'7" x 9' (3.84m x 2.74m)

#### **BEDROOM 3**

10'11" x 8'5" (3.33m x 2.57m)

#### **WET ROOM**

Comprising electric shower with PVC cladding to walls, whb and wc.

#### **EXTERIOR FEATURES**

Concrete yard to rear.

Access to mews.

Convenient to Bull Park.

Fuel store.

#### **ESTIMATED ANNUAL RATES**

£791.10 (JULY 2023)

