

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£105,000

FOR SALE



11 Primrose Street, Derry, BT47 2AW

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CONVENIENT TO LOCAL AMENITIES
- EPC RATING - D
- CARPETS INCLUDED IN SALE

VIEWING STRICTLY BY APPOINTMENT ONLY

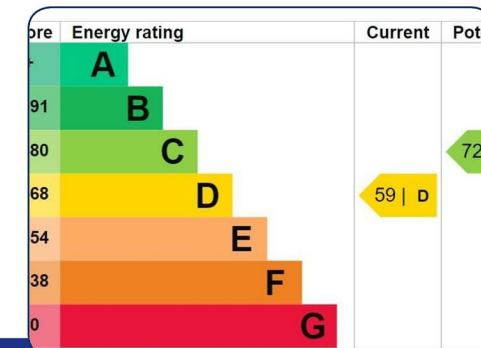
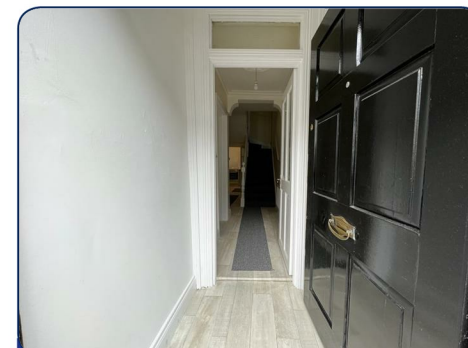
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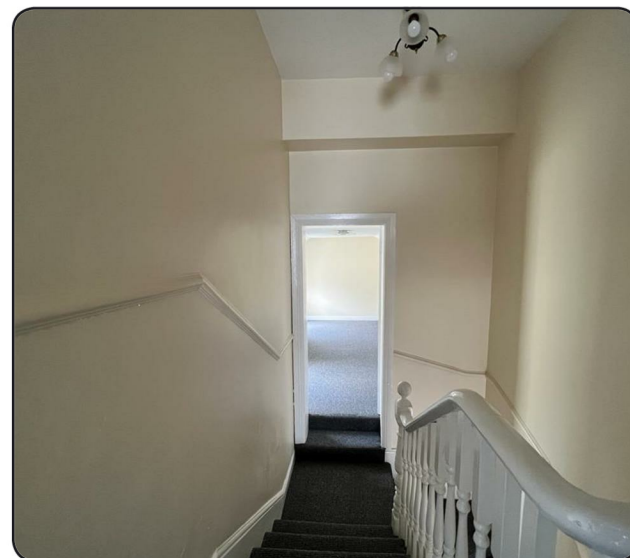
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having understairs storage ceiling cornicing, centre rose.

LOUNGE

12' x 10'6" wp (3.66m x 3.20m wp)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor, open plan to raised dining area.

DINING AREA

9'11" x 9'11" (3.02m' x 3.02m)

Having laminated wooden floor.

KITCHEN

9'2" x 8'8" (2.79m x 2.64m)

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

REAR HALLWAY

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, PVC cladding to walls, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM 1

16'3" x 9'5" (4.95m x 2.87m)

BEDROOM 2

14'10" x 8'5" (4.52m x 2.57m)

BEDROOM 3

11'2" x 7'11" (3.40m x 2.41m)

Having wall to wall built in wardrobes with cupboards over.

EXTERIOR FEATURES

Yard to rear with shed/garage.

ESTIMATED ANNUAL RATES

£843.84 (AUG 2023)