

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£79,950

FOR SALE



13 Elm Close, Derry, BT47 3DG

- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- GARDEN TO FRONT
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

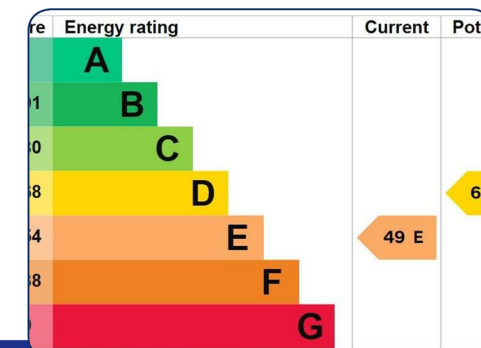
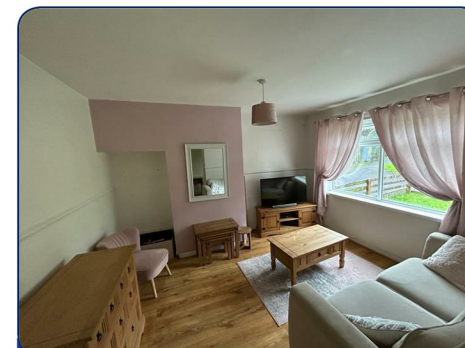
Agent:



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.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

12'3" x 11'4" (3.73m x 3.45m)
Having laminated wooden floor.

KITCHEN / DINING ROOM

15'7" x 10'4" (4.75m x 3.15m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps and tiling around, wired for cooker, plumbed for washing machine, space for tumble dryer, downstairs storage, laminated wooden floor in Dining area.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

12'5" x 8'9" (3.78m x 2.67m)
Having built in wardrobe.

BEDROOM 2

10'4" x 9'4" (3.15m x 2.84m)
Having hotpress and built in wardrobes.

BEDROOM 3

9'2" x 6'6" (2.79m x 1.98m)

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, PVC cladding around bath and whb.

EXTERIOR FEATURES

Garden to front enclosed by fence.
Area to rear enclosed by fence and gate.

ESTIMATED ANNUAL RATES

£474.66 (AUG 2023)

