

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£85,000

FOR SALE



20 Florence Street, L'Derry, BT47 6DY

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

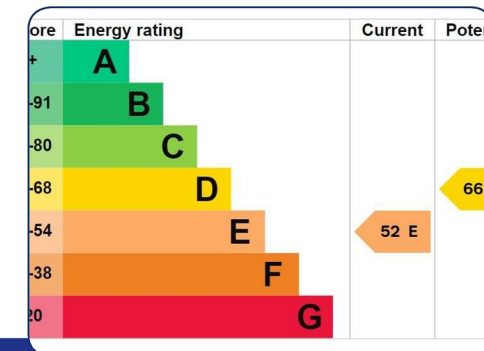


- MID TERRACE HOUSE
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING - E
- YARD TO REAR WITH ACCESS

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.
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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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ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor, glazed door to Lounge.

LOUNGE

25'8" x 13'8" (7.82m x 4.17m)

Having fireplace, ceiling cornicing, storage cupboard, laminated wooden floor.

KITCHEN

12'10" x 7'11" (3.91m x 2.41m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob, integrated oven, extractor hood, space for fridge / freezer, plumbed for washing machine, space for tumble dryer.

BATHROOM

Comprising bath with telephone hand shower attachment to taps and tiling around, electric shower over bath, whb with tiling around, wc.

FIRST FLOOR

BEDROOM 1

13'8" x 10'3" wp (4.17m x 3.12m wp)

Having fireplace, built in furniture, laminated wooden floor.

BEDROOM 2

11'3" x 10'5" (3.43m x 3.18m)

Having hotpress.

EXTERIOR FEATURES

Concrete yard to rear with access to mews.

ESTIMATED ANNUAL RATES

£590.69 (SEPT 2023)

