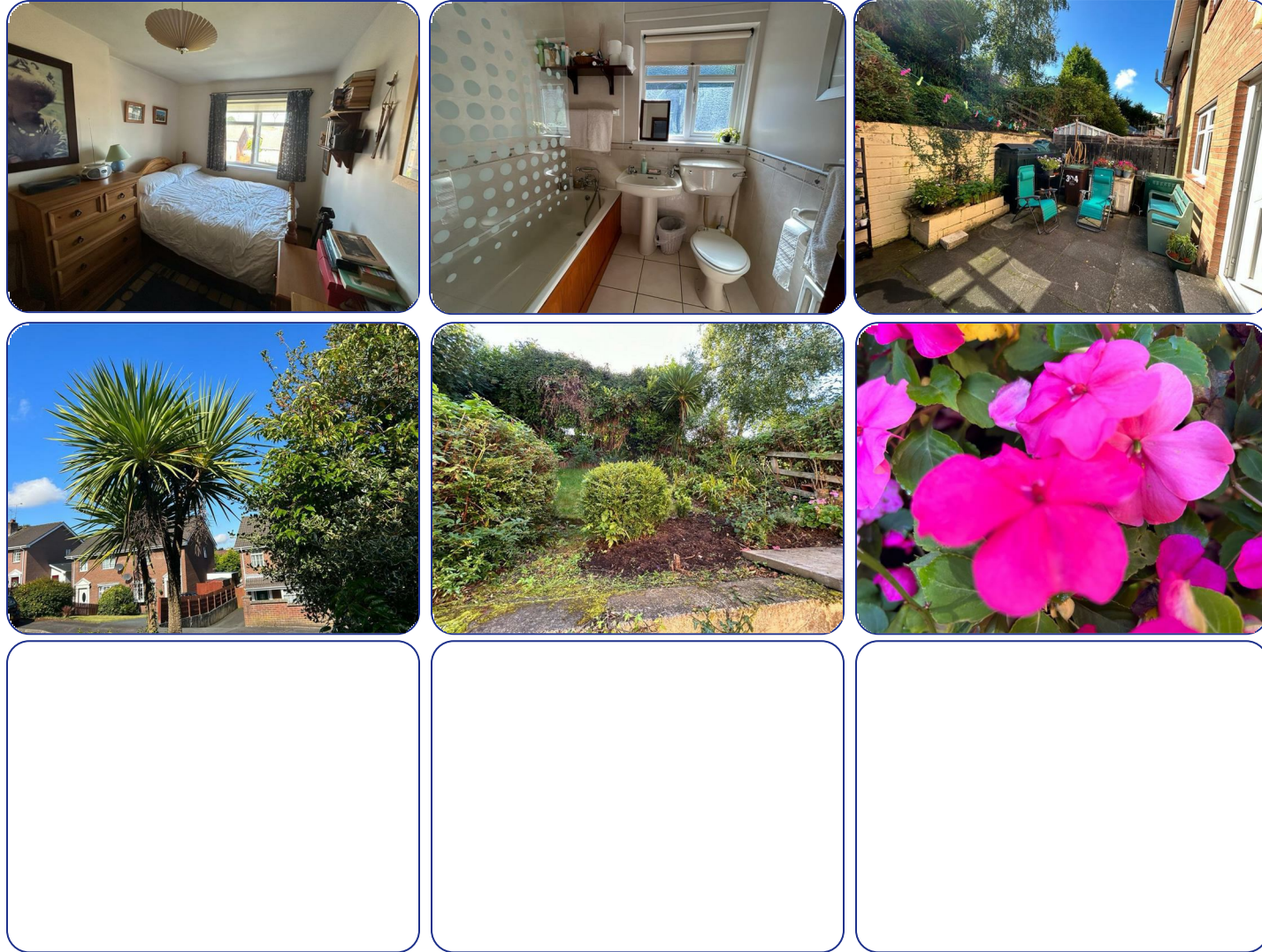


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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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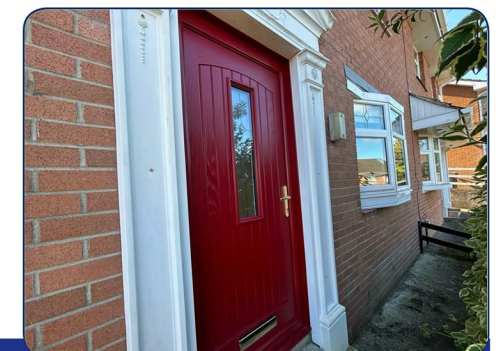
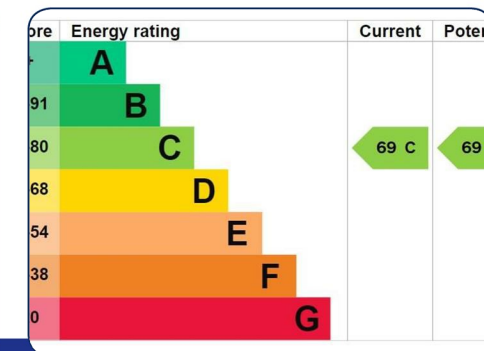
£170,000

FOR SALE



34 Tranarossan Avenue, Derry, BT48 0LN

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- GARDEN TO FRONT & REAR
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard and wooden floor.

LOUNGE

15'8" x 10'1" wp (4.78m x 3.07m wp)

Having brick fireplace, tiled hearth, wooden floor.

KITCHEN / DINING AREA

16'4" x 12'1" wp (4.98m x 3.68m wp)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor fan, plumbed for washing machine, recessed lighting in kitchen area, tiled floor in kitchen area, understairs storage.

FIRST FLOOR

LANDING

BEDROOM 1

13' x 9'8" wp (3.96m x 2.95m wp)

Having wooden floor.

BEDROOM 2

12'10" x 9'8" wp (3.91m x 2.95m wp)

Having built in wardrobe and wooden floor.

BEDROOM 3

9'6" x 7'7" (2.90m x 2.31m)

Having wooden floor.

BATHROOM

Comprising bath with tiling around and shower attachment to taps, electric shower over bath, whb and wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Garden to front with plants and trees and enclosed by hedge.

Paved patio area to rear.

Garden to rear.

Driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1028.43 (SEPT 2023)

