

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£109,950

**FOR SALE**



**36 Ferguson Street, Derry, BT48 6TA**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Daniel Henry (Cityside)**  
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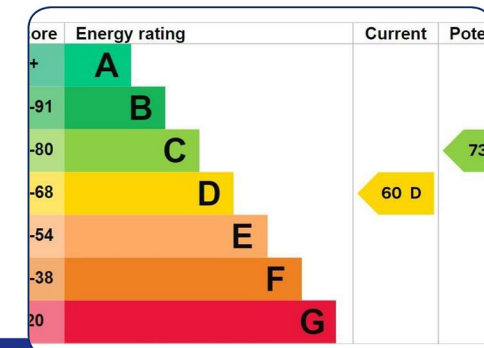
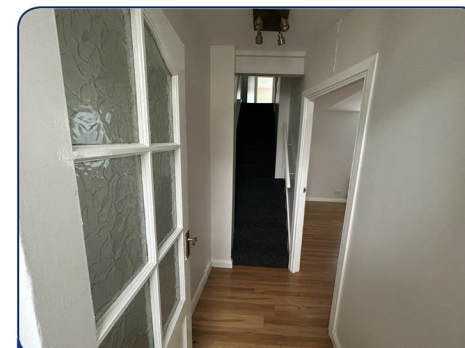
- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- CONVENIENT TO CITY CENTRE
- EPC RATING - D

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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.
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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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THE PROPERTY COMPRISES:

**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having laminated wooden floor.

**LOUNGE / DINING AREA**

19'10" x 11' (6.05m x 3.35m)

Having stove set on tiled hearth, understairs storage, laminated wooden floor.

**KITCHEN / DINING AREA**

13'4" x 8'8" (4.06m x 2.64m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor fan, space for dishwasher, laminated wooden floor.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**

13'11" x 9'4" wp (4.24m x 2.84m wp)

Having built in wardrobe.

**BEDROOM 2**

10'2" x 7'11" (3.10m x 2.41m)

**BEDROOM 3**

9'3" x 8'7" (2.82m x 2.62m)

**BATHROOM**

Comprising bath with mixer taps, whb and wc, fully tiled walk in shower, partly tiled walls.

**EXTERIOR FEATURES**

Yard to rear.

**UTILITY PORCH**

8'7" x 6'2" (2.62m x 1.88m)

Having sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, light and power points.

**ESTIMATED ANNUL RATES**

£817.47 (OCT 2023)

