

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£95,000

FOR SALE



29 Edenmore Street, Derry, BT48 7JP

VIEWING STRICTLY BY APPOINTMENT ONLY

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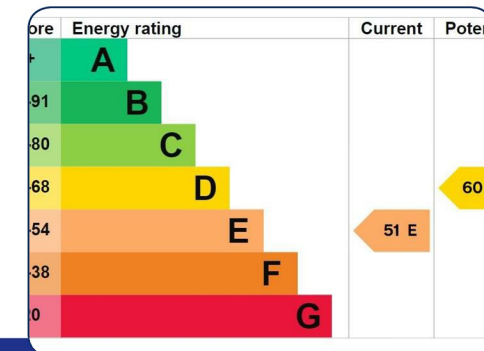
- MID TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- YARD TO REAR
- EPC RATING -
- SOLD AS SEEN



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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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE / DINING AREA

20'8" x 9'10" (6.30m x 3.00m)

Having fireplace and laminated wooden floor.

KITCHEN

9'10" x 7'9" (3.00m x 2.36m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, breakfast bar, integrated hob and underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, understairs storage, tiled floor.

REAR HALLWAY

Having storage cupboard and tiled floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with tiling around, wc, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 1

12'7" x 10'3" wp (3.84m x 3.12m wp)

Having built in wardrobes, laminated wooden floor.

BEDROOM 2

10'2" x 7'3" (3.10m x 2.21m)

Having hotpress and built in cupboard.

EXTERIOR FEATURES

Yard to rear.

Outside light and tap.

ESTIMATED ANNUAL RATES

£817.47 (OCT 2023)

