

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



8 Robert Street, L'Derry, BT47 2ET

VIEWING STRICTLY BY APPOINTMENT ONLY

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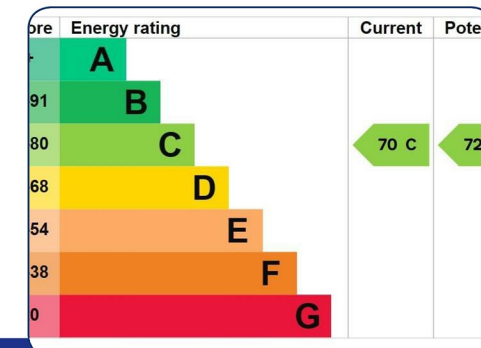
- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS INCLUDED IN SALE
- LAWN TO REAR LAID IN ARTIFICIAL GRASS WITH DECKING AREA
- EPC RATING -

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5. Any areas, measurements or distances referred to herein are approximate only.
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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

HALLWAY

Having laminated wooden floor.

LOUNGE / DINING AREA

21'11" x 12'2" (6.68m x 3.71m)

Having understairs storage, ceiling corning and laminated wooden floor in dining area.

KITCHEN

14'8" x 8'2" (4.47m x 2.49m)

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

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

11' x 7'6" (3.35m x 2.29m)

Having laminated wooden floor.

BEDROOM 2

11' x 7'5" (3.35m x 2.26m)

BEDROOM 3

10'5" x 9' (3.18m x 2.74m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps, whb set in vanity unit, wc, fully tiled walk in electric shower, extractor fan, 1/2 tiled walls.

EXTERIOR FEATURES

Lawn to rear laid in artificial grass with decking area.

Access to mews.

ESTIMATED ANNUAL RATES

£738.36 (OCT 2023)

