

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



89 Chapel Road, Derry, BT47 2BB

- END TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

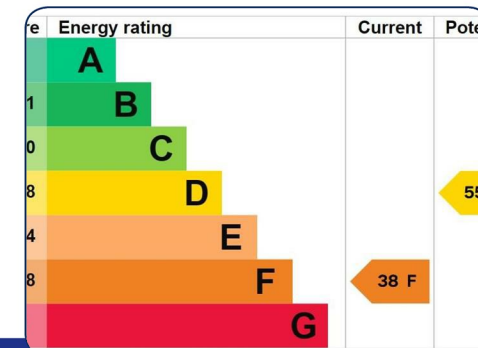
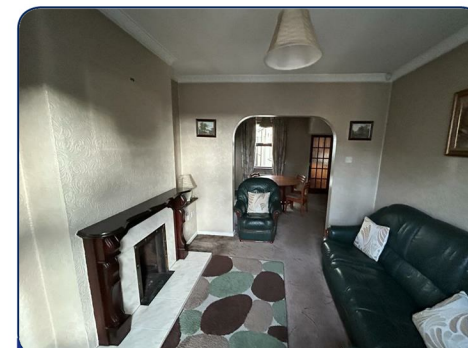
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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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 laminated wooden floor.

HALLWAY

LOUNGE / DINING AREA

22'3" x 10'2" wp (6.78m x 3.10m wp)

Having fireplace with mahogany surround, tiled hearth and inset, ceiling cornicing, understairs storage.

KITCHEN

12'5" x 7'2" (3.78m x 2.18m)

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, extractor fan, plumbed for washing machine, space for fridge / freezer.

REAR HALLWAY

BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb with tiling around, wc.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

14'1" x 9'5" (4.29m x 2.87m)

Having laminated wooden floor.

BEDROOM 2

10'2" x 8'3" (3.10m x 2.51m)

Having laminated wooden floor.

EXTERIOR FEATURES

Concrete yard to rear.

Access to mews.

Outside light.

ESTIMATED ANNUAL RATES

£622.33 (OCT 2023)

