

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£150,000

**FOR SALE**



**91 Circular Road, Derry, BT48 9QY**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

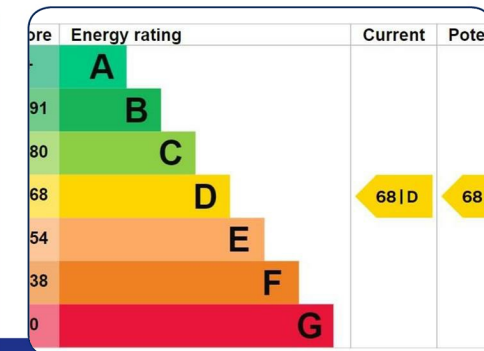


- MID TERRACE HOUSE
- 4 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE`
- DECKED PATIO AREA TO REAR
- EPC RATING - D

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.
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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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

15'10" x 11'3" wp (4.83m x 3.43m wp)

Having ornamental fireplace with matching over mantle, laminated wooden floor.

### KITCHEN / DINING AREA

19' x 8'4" (5.79m x 2.54m)

Having excellent range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, induction hob, electric underoven, stainless steel extractor hood, plumbed for washing machine, integrated dishwasher, dining space, recessed lighting, understairs storage.

### REAR HALLWAY

Having laminated wooden floor.

### BEDROOM 4

13'3" x 10'10" (4.04m x 3.30m)

Having laminated wooden floor.

### WET ROOM

Comprising electric shower, whb and wc, fully tiled walls and floor.

## FIRST FLOOR

### LANDING

### BEDROOM 1

15'5" x 11'4" wp (4.70m x 3.45m wp)

Having built in wardrobe and laminated wooden floor.

### BEDROOM 2

15'4" x 8'4" wp (4.67m x 2.54m wp)

Having hotpress and laminated wooden floor.

### BEDROOM 3

9'2" x 8'1" (2.79m x 2.46m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over and shower screen, whb and wc, fully tiled walls and floor.

## EXTERIOR FEATURES

Yard to front bordered by wall and gate.

Decked patio area to rear with feature lighting.

2 sheds.

## ESTIMATED ANNUAL RATES

£896.58 (APRIL 2023)

