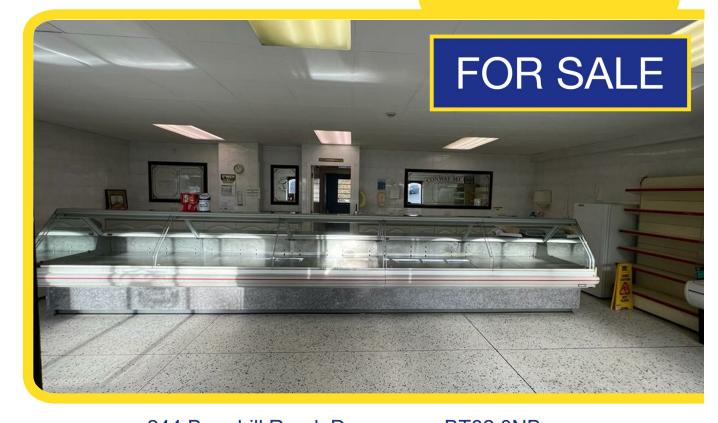
SPECIAL FEATURES OF THE PROPERTY INCLUDE:





£225,000



244 Berryhill Road, Donemana, BT82 0NB

- SHOP UNIT WITH FLAT ABOVE
- OIL FIRED CENTRAL HEATING TO KITCHEN AND WC.
- SHED TO REAR
- EARLY OCCUPATION



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)

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waterside@danielhenry.co.uk www.danielhenry.co.uk

 $\label{thm:misrepresentation} \mbox{ Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows: \mbox{ } \mb$

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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:

SHOP UNIT

29'4" x 20'8" (8.94m x 6.30m) Having terrazzo floor, sink unit with storage.

REAR HALLWAY

Access to car park and shed.

PREPARATION ROOM

12'9" x 6'3" (3.89m x 1.91m)

Having terrazzo floor, refridgerator unit, cold store off.

COLD STORE

12'4" x 6'8" (3.76m x 2.03m)

KITCHEN

8'4" x 5'11" (2.54m x 1.80m)

Having eye and low level units, sink unit, terrazzo floor.

TOILET AND WHB HAVING TERRAZO FLOOR

SEPARATE ACCESSTO FIRST FLOOR FLAT

FIRST FLOOR APARTMENT

LOUNGE

21'10" x 11'1" (6.65m x 3.38m)

Having ornamental fireplace.

KITCHEN

14'2" x 12'9" (4.32m x 3.89m)

Having eye and low level units, tiling between units, hob, underoven, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor, door leading to fire escape.

BEDROOM 1

BEDROOM 2

13'6" x 9'9" (4.11m x 2.97m)

BATHROOM

Comprising bath, walk in shower, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR

Access to car park.

Shed to rear.

ESTIMATED ANNUAL RATES











