

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£225,000

FOR SALE



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

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£2691.79 (NOV 2023)

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

