

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



28 Benvarden Avenue, L'Derry, BT47 2AS

VIEWING STRICTLY BY APPOINTMENT ONLY

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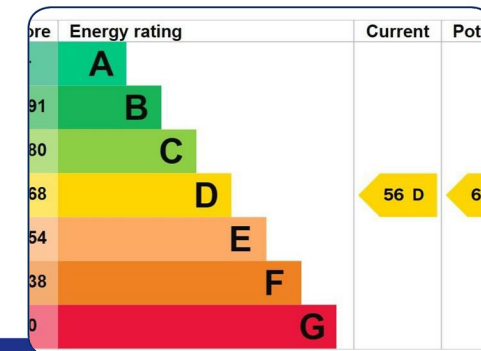
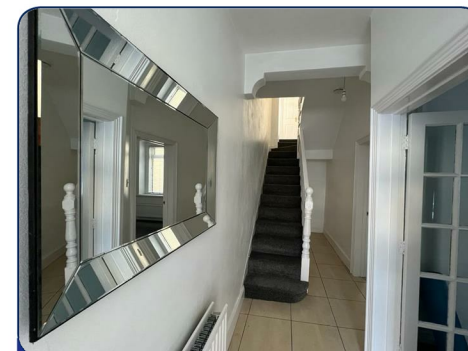
- MID TERRACE HOUSE
- 3 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- YARD TO REAR WITH SHED
- EPC RATING -

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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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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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:

SHED

16'10" x 9'11" (5.13m x 3.02m)
Having light.

ESTIMATED ANNUAL RATES

£685.62 (NOV 2023)

ACCOMMODATION

HALLWAY

Having understairs storage, Georgian glazed door leading to lounge, tiled floor.

LOUNGE

12'1" x 10'2" (3.68m x 3.10m)
Having fireplace.

FAMILY ROOM

10'10" x 10' (3.30m x 3.05m)

KITCHEN

10'11" x 8'10" (3.33m x 2.69m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for dishwasher, tiled floor.

UTILITY ROOM

Having eye and low level units, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard and hotpress.

BEDROOM 1

10'11" x 9'11" (3.33m x 3.02m)
Having laminated wooden floor.

BEDROOM 2

10'3" x 8'5" (3.12m x 2.57m)
Having laminated wooden floor.

BEDROOM 3

10'4" x 7'7" (3.15m x 2.31m)
Having laminated wooden floor.

BATHROOM

Comprising corner bath with telephone hand shower attachment to taps, fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Concrete yard to rear with shed.

