

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£140,000

FOR SALE



6 Marianus Park, Derry, BT48 0QU

VIEWING STRICTLY BY APPOINTMENT ONLY

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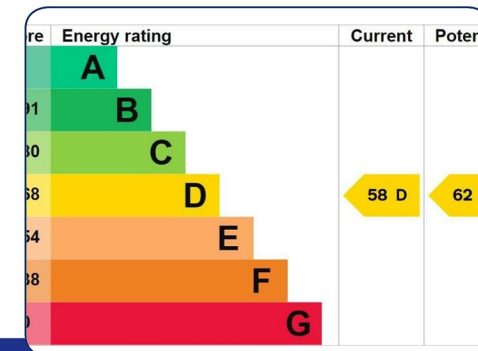
- END TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- LAWN TO REAR
- EPC RATING -



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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:

EXTERIOR FEATURES

Shed to side.
Lawn to rear.

ESTIMATED ANNUAL RATES

£1002.06 (DEC 2023)

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

WET ROOM

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

LOUNGE

17'9" x 10'8" (5.41m x 3.25m)

Having ornamental fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN

12'9" x 11'10" (3.89m x 3.61m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, tiled floor.

REAR HALLWAY

Having tiled floor.

BEDROOM 4 / FAMILY ROOM

18' x 13' (5.49m x 3.96m)

Having built in wardrobe and laminated wooden floor.

WALK IN STORAGE CUPBOARD 10'4" x 9'9"

FIRST FLOOR

LANDING

Having storage cupboard and hotpress.

BEDROOM 1

12'1" x 8'11" (3.68m x 2.72m)

Having laminated wooden floor.

BEDROOM 2

10'11" x 10'8" (3.33m x 3.25m)

Having laminated wooden floor.

BEDROOM 3

10'8" x 6'10" (3.25m x 2.08m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, fully tiled walls and floor.

