

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£135,000

FOR SALE



35 Abbots Walk, Derry, BT48 9HA

VIEWING STRICTLY BY APPOINTMENT ONLY

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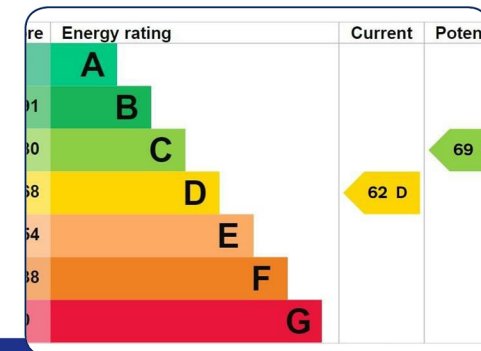
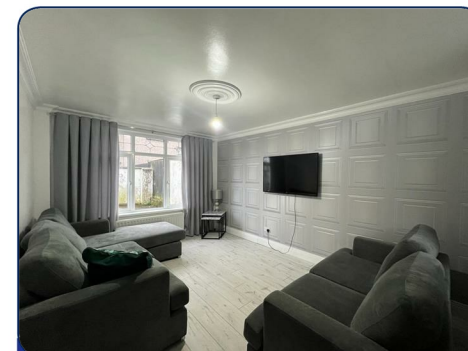
- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- YARD TO FRONT & REAR
- EPC RATING -

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5. Any areas, measurements or distances referred to herein are approximate only.
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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:

ACCOMMODATION

HALLWAY

Having 1/2 height wooden panelled walls.

LOUNGE

15'4" x 11'8" (4.67m x 3.56m)

Having ceiling cornicing and centre rose, laminated wooden floor.

KITCHEN

15'6" x 8'5" (4.72m x 2.57m)

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

REAR HALLWAY

Plumbed for toilet and whb.

FIRST FLOOR

LANDING

Having window and 1/2 height wooden panelled walls.

BEDROOM 1

11'10" x 8'2" (3.61m x 2.49m)

BEDROOM 2

11'9" x 7' (3.58m x 2.13m)

BEDROOM 3

9'2" x 8'5" (2.79m x 2.57m)

BATHROOM

Comprising bath with shower over, whb and wc.

EXTERIOR FEATURES

Yard to front bordered by wall.

Rear yard with access to side.

ESTIMATED ANNUAL RATES

£843.84 (FEB 2024)

