

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£165,000

**FOR SALE**



63 Ard Grange, Derry, BT48 0SF

- DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PAVED PATIO TO REAR
- TARMAC DRIVEWAY
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

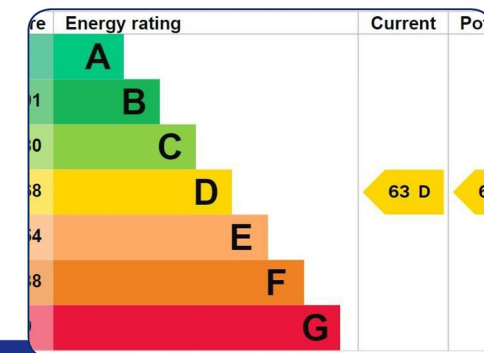
Agent:



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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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
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## ACCOMMODATION

### HALLWAY

Having downstairs storage and laminated wooden floor.

### GUEST WHB & WC

Having whb with tiling around, wc, extractor fan, tiled floor.

### LOUNGE

21'5" x 10'11" (6.53m x 3.33m)

Having fireplace and laminated wooden floor.

### KITCHEN

10'11" x 10'2" (3.33m x 3.10m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and oven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine, tiled floor, French doors leading to rear.

### FIRST FLOOR

#### LANDING

Having hotpress and laminated wooden floor.

#### BEDROOM 1

11'8" x 9'9" (3.56m x 2.97m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

#### BEDROOM 2

11'8" x 10'1" wp (3.56m x 3.07m wp)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

#### BEDROOM 3

11'1" x 6'1" (3.38m x 1.85m)

Having laminated wooden floor.

#### BATHROOM

Comprising bath, whb and wc, extractor fan, PVC cladding to walls.

#### EXTERIOR FEATURES

Lawn to front and rear.

Tarmac driveway.

Paved patio area to rear enclosed by fence.

#### ESTIMATED ANNUAL RATES

£1265.76 (FEB 2024)

