

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£120,000

FOR SALE



2b Greenhaw Road, Derry, BT48 7SA

VIEWING STRICTLY BY APPOINTMENT ONLY

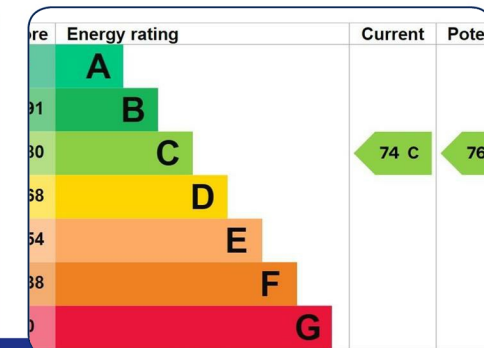
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- FIRST FLOOR APARTMENT
- ACCESS TO PARTLY FLOORED ATTIC WITH LIGHT VIA SLINGSBY TYPE LADDER
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOOR
- BLINDS INCLUDED IN SALE
- COMMUNAL GARDEN
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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:

ACCOMMODATION

HALLWAY

Having storage cupboard and tiled floor.

LOUNGE / KITCHEN AREA

20'7" x 14'11" wp (6.27m x 4.55m wp)

Living area having attractive fireplace with matching mirror overmantle, laminated wooden floor. Kitchen area having eye and low level units, single drainer stainless steel sink unit with mixer taps, tiling between units, gas hob, electric underoven, extractor hood, space for fridge / freezer, plumbed for washing machine, dining space, tiled floor.

BEDROOM 1

13'3" x 9'2" into wardrobe (4.04m x 2.79m into wardrobe)

Having wall to wall units with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

11' x 8'1" (3.35m x 2.46m)

Having laminated wooden floor.

BATHROOM

Comprising Jacuzzi style bath with telephone hand shower attachment to taps, whb set in vanity unit, wc, walk in shower, fully tiled walls and floor.

EXTERIOR FEATURES

Communal garden.

Fuel store.

Shed.

ESTIMATED ANNUAL RATES

£791.10 (MARCH 2024)

