

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£85,000



4 Emerson Gardens, L'Derry, BT47 6ER

- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CONCRETE YARD TO REAR
- CONVENIENT TO ALL AMENITIES
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

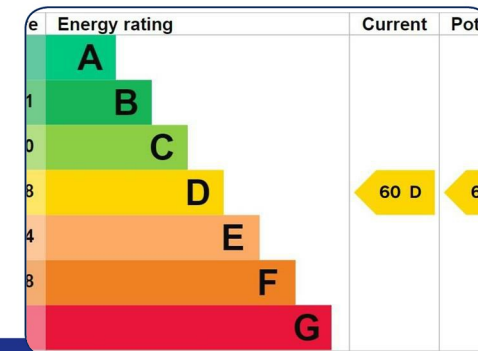
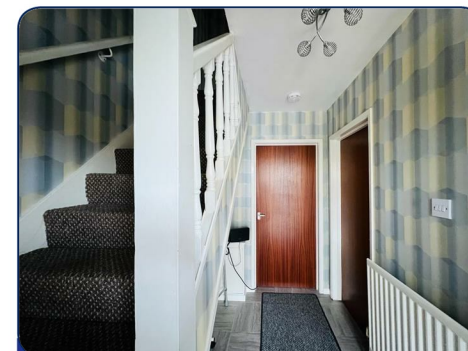
Agent:



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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.
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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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ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

10'7" x 9'8" (3.23m x 2.95m)

KITCHEN

16'4" x 8'9" (4.98m x 2.67m)

Having eye and low level units with tiling between, single drainer stainless steel sink unit, hob, underoven, space for fridge/freezer, dining space.

REAR HALLWAY

Having tiled floor.

BEDROOM 3 / STUDY

11'3" x 6'9" (3.43m x 2.06m)

WET ROOM

Comprising tiled shower, whb and wc, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'2" x 9'4" (4.01m x 2.84m)

Having laminated wooden floor.

BEDROOM 2

11'11" x 9'3" (3.63m x 2.82m)

Having built in wardrobe.

BATHROOM

Comprising bath, whb and wc.

EXTERIOR FEATURES

Concrete yard to rear with access.

ESTIMATED ANNUAL RATES

£659.25 (MARCH 2024)

