

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£135,000

FOR SALE



22 Collon Lane, Derry, BT48 8LG

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

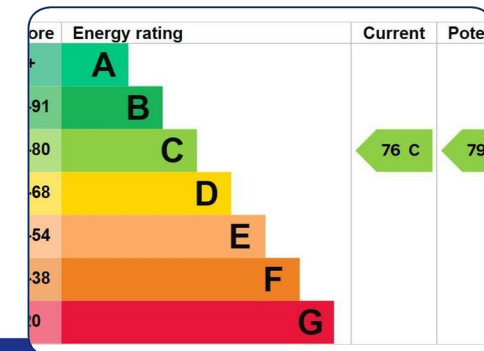
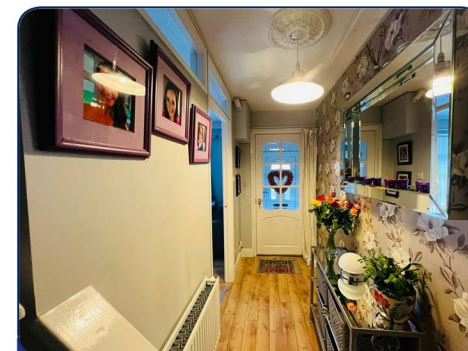


- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CONCRETE YARD TO REAR
- DRIVEWAY
- EPC RATING -

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.
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.
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.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having laminated wooden floor.

LOUNGE

13'4" x 11'5" wp (4.06m x 3.48m wp)

Having multi fuel stove with tiled hearth, ceiling cornicing and centre rose, wall light points, laminated wooden floor.

KITCHEN

17'7" x 11'5" (5.36m x 3.48m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, plumbed for dishwasher, space for tumble dryer, space for fridge / freezer, dining space, understairs storage, tiled floor.

REAR HALLWAY

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress and excellent storage.

BEDROOM 1

11'6" x 10'3" (3.51m x 3.12m)

Having built in cupboard and laminated wooden floor.

BEDROOM 2

12' x 9'9" (3.66m x 2.97m)

Having wall to wall built in wardrobes.

BEDROOM 3

8'7" x 7'2" (2.62m x 2.18m)

SHOWER ROOM

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

EXTERIOR FEATURES

Concrete yard to rear with access to mews.

Shed.

Driveway to front.

ESTIMATED ANNUAL RATES

£764.73 (MARCH 2024)

