

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel
Henry**
ESTATE AGENTS

£150,000

FOR SALE



17 Ard Grange, Derry, BT48 0SF

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRENCH DOORS
- GARDEN TO REAR
- EPC RATING -
- SOLD AS SEEN

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
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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
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

15'6" x 13'8" wp (4.72m x 4.17m wp)

Having fireplace with cast iron inset, tiled hearth, wooden floor.

KITCHEN / DINING AREA

11'4" x 11'4" (3.45m x 3.45m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob, stainless steel extractor fan, integrated fridge/freezer, recessed lighting, tiled floor, French doors.

UTILITY ROOM

Having low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, extractor fan, tiled floor.

GUEST WHB & WC

Having partly tiled walls and tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

13'2" x 10'5" wp (4.01m x 3.18m wp)

Having built in wardrobes.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, extractor fan, recessed lighting, fully tiled walls, tiled floor.

BEDROOM 2

10'7" x 10'5" (3.23m x 3.18m)

Having built in wardrobes with sliding mirrored doors.

SECOND FLOOR

LANDING

Having storage cupboard.

BEDROOM 3

15'9" x 12'3" wp (4.80m x 3.73m wp)

EXTERIOR FEATURES

Lawn to front.

Lawn to rear enclosed by fence.

Communal parking.

ESTIMATED ANNUAL RATES

£1333.44 (APRIL 2024)

