

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£160,000

FOR SALE



26 Northland Drive, Derry, BT48 7JS

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

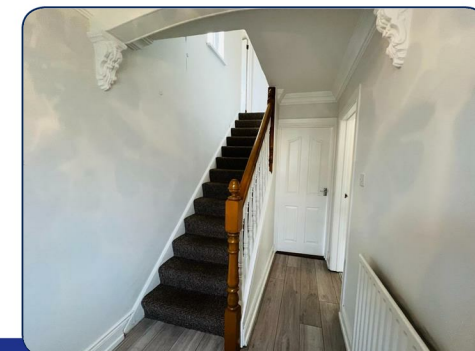
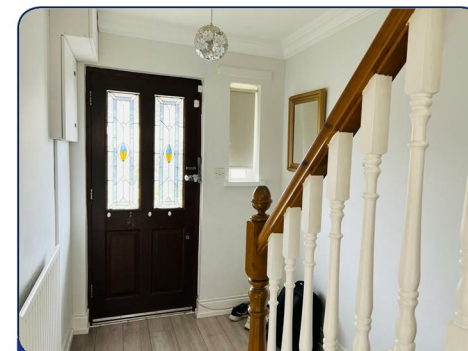
Daniel Henry
ESTATE AGENTS

- MID TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & 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

HALLWAY

Having ceiling cornicing and laminated wooden floor.

LOUNGE

14'7" x 11'2" wp (4.45m x 3.40m wp)

Having fireplace, ceiling cornicing and wooden floor.

KITCHEN

20'11" x 8'9" (6.38m x 2.67m)

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, extractor fan, plumbed for washing machine and dishwasher, dining space with patio doors leading to rear, tiled floor.

REAR HALLWAY

Having 1/2 height wooden panelled walls, tiled floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc, 1/2 height wooden panelled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'2" x 9'8" (3.71m x 2.95m)

BEDROOM 2

12'7" x 7'4" (3.84m x 2.24m)

Having laminated wooden floor.

BEDROOM 3

10'5" x 9 wp (3.18m x 2.74m wp)

BEDROOM 4

9'9" x 8'5" (2.97m x 2.57m)

Having built in cupboard and laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb, partly wooden panelled walls.

SEPARATE WC

Having 1/2 height wooden panelled walls.

EXTERIOR FEATURES

Neat lawns to front and rear.

Concrete driveway.

ESTIMATED ANNUAL RATES

£1027.86 (APRIL 2024)

