

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£95,000

FOR SALE



14 Riverview Terrace, Derry, BT47 2BL

VIEWING STRICTLY BY APPOINTMENT ONLY

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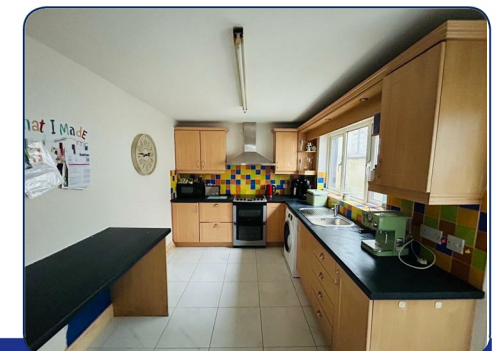
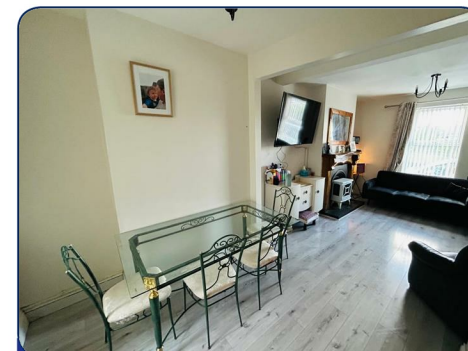
- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- YARD TO REAR
- CENTRAL LOCATION
- EPC -

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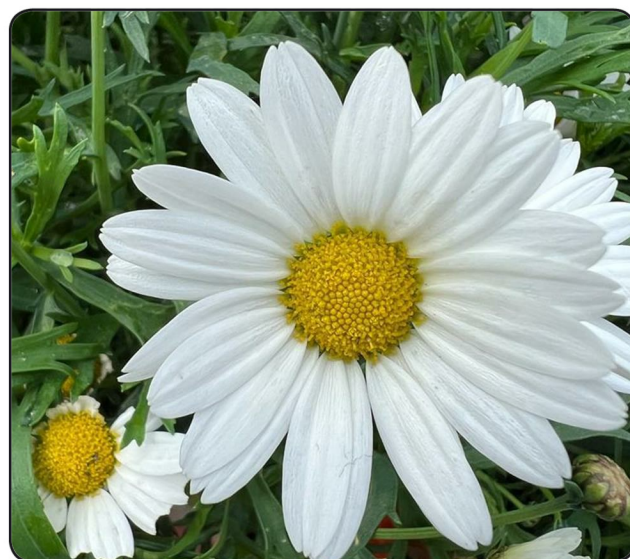
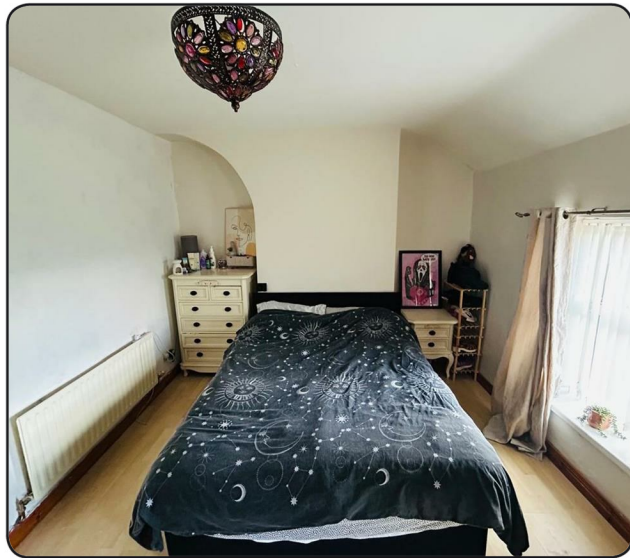
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having tiled floor.

LOUNGE / DINING AREA

21'8" x 11'2" wp (6.60m x 3.40m wp)

Having fireplace with Mexican pine surround, cast iron inset and tiled hearth, laminated wooden floor.

KITCHEN

13' x 8'5" (3.96m x 2.57m)

Having eye and low level units, matching window pelmet, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

15'2" x 10'6" wp (4.62m x 3.20m wp)

Having laminated wooden floor.

BEDROOM 2

10' x 9'3" (3.05m x 2.82m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc, walk in electric shower, PVC cladding to walls, tiled floor.

EXTERIOR FEATURES

Yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

£833.40 (MAY 2024)