

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£120,000

**FOR SALE**



**41 Foyle Crescent, Newbuildings, BT47 2QP**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

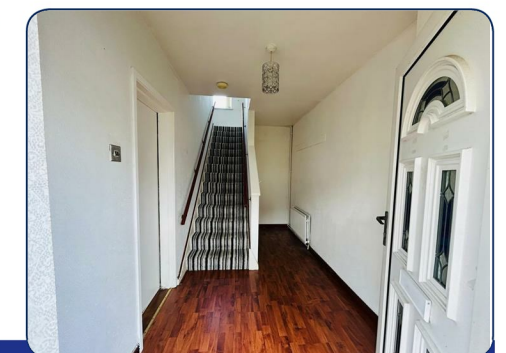
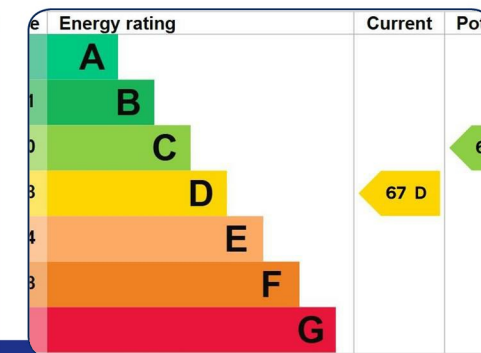


- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- GARDEN TO FRONT
- CONCRETE DRIVEWAY TO REAR
- GARAGE
- EPC RATING -

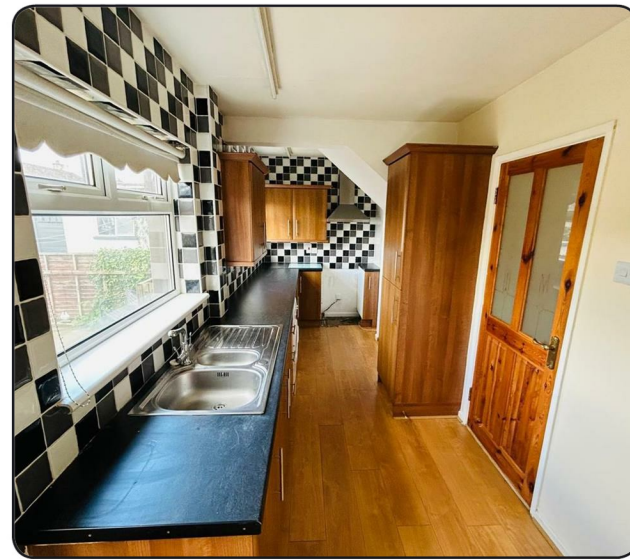
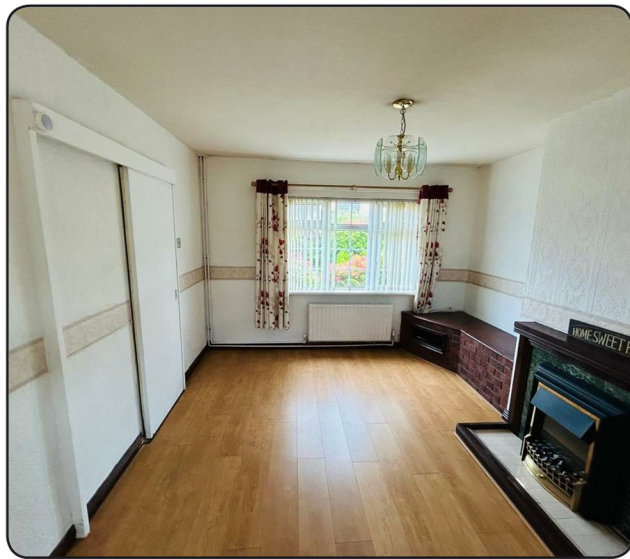
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**LOUNGE**

13'2" x 11'5" wp (4.01m x 3.48m wp)

Having fireplace and laminated wooden floor.

**KITCHEN**

18'4" x 6'6" (5.59m x 1.98m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, laminated wooden floor.

**FIRST FLOOR**

**BEDROOM 1**

12' x 11'4" wp (3.66m x 3.45m wp)

Having 2 built in wardrobes and laminated wooden floor.

**BEDROOM 2**

10'10" x 8'1" (3.30m x 2.46m)

Having built in wardrobe and laminated wooden floor.

**BEDROOM 3**

8'10" x 8'2" (2.69m x 2.49m)

**SHOWER ROOM**

Comprising walk in shower with PVC cladding to walls, whb and wc, partly tiled walls, airing cupboard.

**EXTERIOR FEATURES**

Garden to front enclosed by fence.

Concrete driveway to rear enclosed by fence and gate.

Concrete shed.

Garden shed.

Outside light and tap.

Access to mews.

**GARAGE**

15'7" x 9'6" (4.75m x 2.90m)

Having up and over door.

**ESTIMATED ANNUAL RATES**

£600.05 (JUNE 2024)

