

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£149,950

FOR SALE



8 Curragh Walk, Derry, BT48 8HX

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

- SEMI DETACHED HOUSE
- OIL FIRED AND SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMAC DRIVEWAY
- LAWNS TO FRONT AND REAR
- CUL-DE-SAC LOCATION
- EPC -

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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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THE PROPERTY COMPRISES:

VESTIBULE

HALLWAY

Having tiled floor, understair storage, cupboard

LOUNGE

15'10" x 12'4" (4.83m x 3.76m)

Laminated wooden floor, fireplace, Parkray room heater

KITCHEN

23'2" x 7'11" (7.06m x 2.41m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for a washing machine, wired for cooker, tiling between units, tiled floor, ample dining space

REAR HALLWAY

Having tiled floor

DOWNSTAIRS TOILET AND WHB

Having WC, WHB, tiled floor and storage cupboard

FIRST FLOOR

LANDING

Having cupboard

BEDROOM (1)

12'7" x 11'3" (3.84m x 3.43m)

Having laminated wooden floor

BEDROOM (2)

12'4" x 9'1" (3.76m x 2.77m)

Having laminated wooden floor

BEDROOM (3)

9'2" x 7'2" (2.79m x 2.18m)

Having built in cupboard

BATHROOM

Comprising bath with shower fitting to taps, WHB, WC, part tiling around bath, hotpress

EXTERIOR

Lawns to front and rear.

Driveway to side.

ESTIMATED ANNUAL RATES

£1055.64 (JULY 2024)

