

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£120,000

**FOR SALE**



**132 Primity Crescent, Newbuildings, BT47 2RB**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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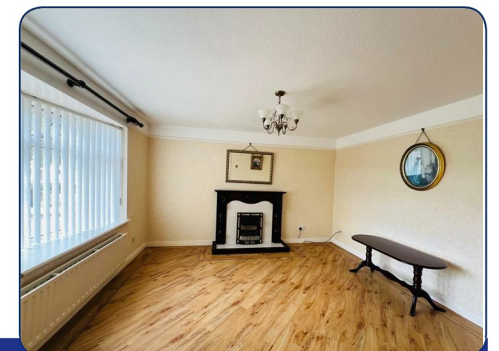
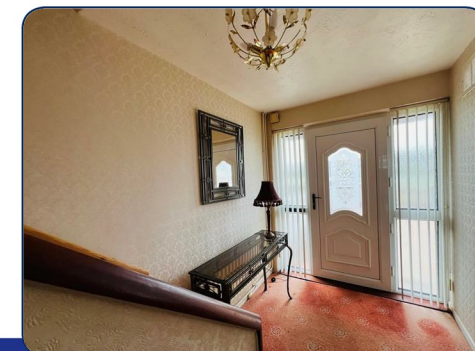
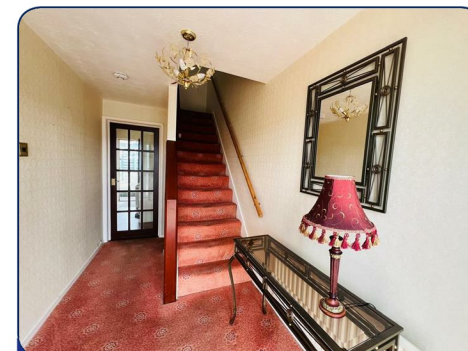
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- PAVED YARD TO FRONT & BACK
- EPC RATING -

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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.

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**THE PROPERTY COMPRISES:**

**ACCOMMODATION**

**HALLWAY**

**LOUNGE**

12'7" x 12'3" (3.84m x 3.73m)

Having attractive ornamental fireplace with electric inset.

**KITCHEN**

14' x 10'10" (4.27m x 3.30m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine and dishwasher, dining space.

**STORE**

**FIRST FLOOR**

**LANDING**

Having hotpress.

**BEDROOM 1**

12'5" x 10'2" (3.78m x 3.10m)

Having built in wardrobe.

**BEDROOM 2**

12'4" x 11'3" into wardrobe (3.76m x 3.43m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors, built in wardrobe, laminated wooden floor.

**BEDROOM 3**

8'10" x 7'5" into wardrobe (2.69m x 2.26m into wardrobe)

Having wall to wall built in wardrobe with sliding mirrored doors, laminated wooden floor.

**BATHROOM**

Comprising bath, walk in electric shower, whb and wc, fully tiled walls.

**EXTERIOR FEATURES**

Paved yard to front bordered by wall and gate.

Paved yard to rear bordered by fence, hedge and gate.

**ESTIMATED ANNUAL RATES**

£611.16 (JULY 2024)

