

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel
Henry**
ESTATE AGENTS

£135,000

FOR SALE



2 Aldrin Pass, Derry, BT48 0DD

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT & REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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.

www.danielhenry.co.uk
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage.

LOUNGE

14'2" x 11'1" (4.32m x 3.38m)

Having tiled fireplace with carved surround, wall light points.

KITCHEN

14'2" x 8'8" (4.32m x 2.64m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, integrated fridge / freezer, plumbed for washing machine, dining space, tiled floor.

REAR HALLWAY

FIRST FLOOR

BEDROOM 1

13'8" x 9'10" wp (4.17m x 3.00m wp)

BEDROOM 2

13'8" x 9'2" wp (4.17m x 2.79m wp)

BEDROOM 3

10' x 6'10" (3.05m x 2.08m)

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Lawns to front and rear.

Double entrance gates to rear.

ESTIMATED ANNUAL RATES

£972.30 (JULY 2024)

