

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£119,950

FOR SALE



12 Riverview Terrace, Derry, BT47 2BL

- MID TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- EXCELLENT VIEWS OVER THE CITY
- CARPET & BLINDS IN SALE
- YARD TO REAR WITH ACCESS

VIEWING STRICTLY BY APPOINTMENT ONLY

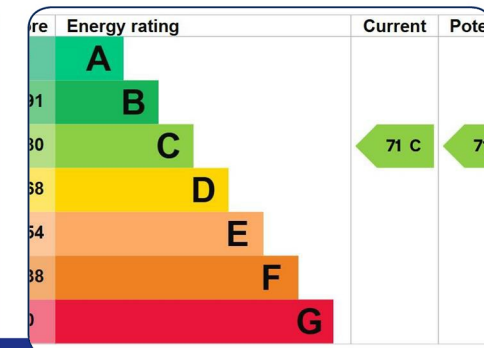
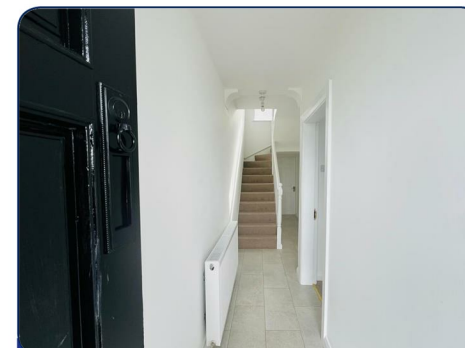
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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

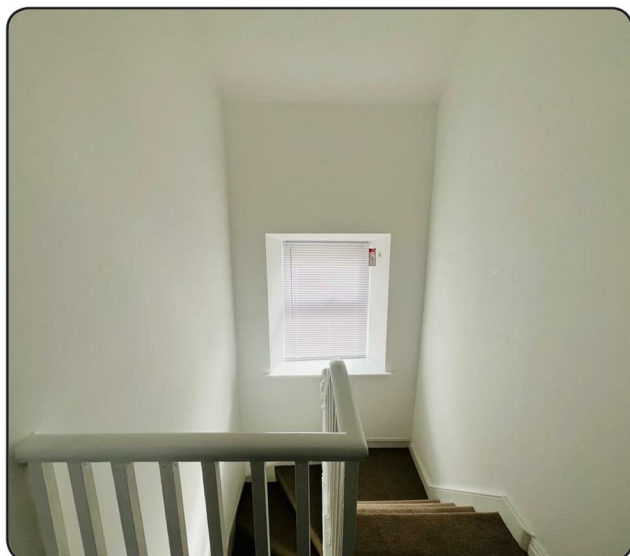
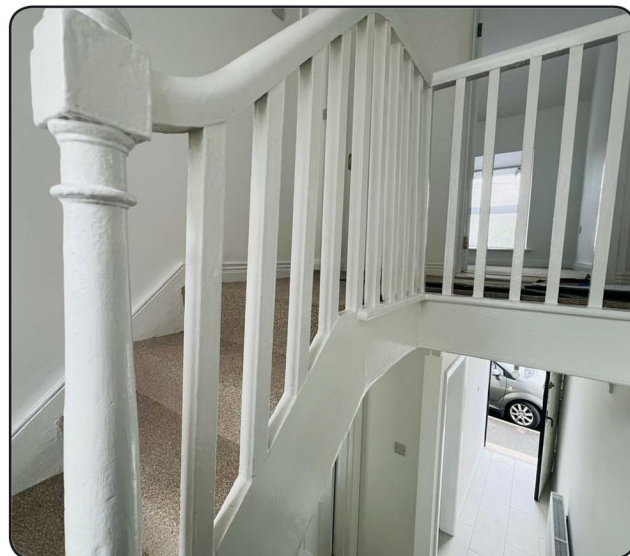
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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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#### **HALL**

Having tiled floor

#### **LOUNGE**

12' 4 x 8' 11 (3.66m 1.22m x 2.44m 3.35m )

#### **KITCHEN**

10' 6 x 9' 6 (3.05m 1.83m x 2.74m 1.83m)

Having a range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, under oven, plumbed for washing machine, tiled floor.

#### **SHOWER ROOM**

Comprising walk in gas shower, whb set in vanity unit, wc, tiled floor.

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

16 x 9' (4.88m x 2.74m)

#### **BEDROOM 2**

10' 4 x 9' 6 (3.05m 1.22m x 2.74m 1.83m )

Having built in cupboard.

#### **EXTERIOR FEATURES**

Raised year to rear with fuel store and shed  
Access to mews.

#### **ESTIMATED ANNUAL RATES**

£722.28 (AUG 2024)