

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£80,000

FOR SALE



6 Gortfoyle Place, Derry, BT47 6AJ

- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- ENCLOSED YARD TO REAR
- EPC RATING - E
- SOLD AS SEEN



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

VESTIBULE PORCH

LOUNGE

14' x 11' (4.27m x 3.35m)
Having recessed lighting, shelving, laminated wooden floor.

KITCHEN

10'10" x 7' (3.30m x 2.13m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, recessed lighting.

REAR HALLWAY

Having cloaks cupboard.

SHOWER ROOM

8'4" x 5'1" (2.54m x 1.55m)
Comprising walk in electric shower, whb vanity unit, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'1" x 9'4" (3.68m x 2.84m)

BEDROOM 2

9'4" x 7'6" (2.84m x 2.29m)

EXTERIOR FEATURES

Small enclosed yard to rear.

ESTIMATED ANNUAL RATES

£600.05 (SEPT 2024)

