

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£135,000

FOR SALE



45a Glenbank Road, Derry, BT48 0BB

VIEWING STRICTLY BY APPOINTMENT ONLY

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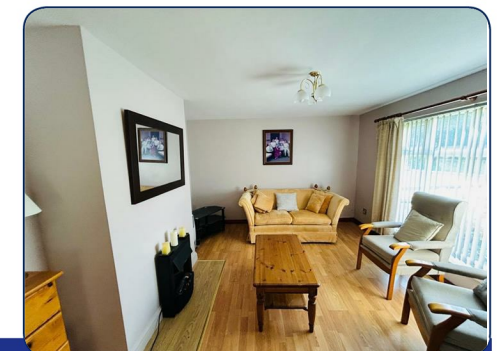
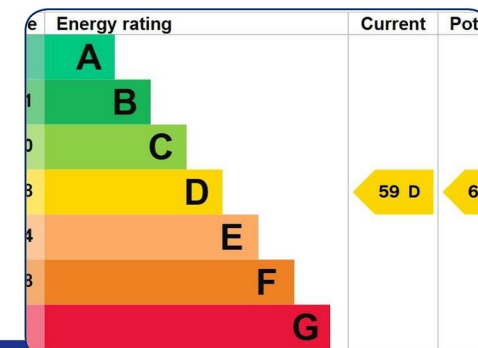
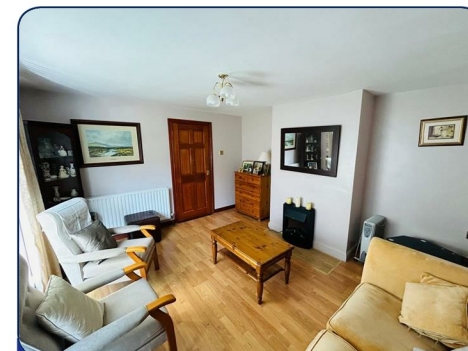
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- LAWN TO FRONT
- YARD TO REAR
- EPC RATING -

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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.
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

14'2" x 11'9" (4.32m x 3.58m)

Having laminated wooden floor.

KITCHEN

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

Having eye and low level units with under lighting, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for fridge / freezer, plumbed for dishwasher, wired for cooker, extractor fan.

REAR HALLWAY/UTILITY AREA

Plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having whb with tiling around, wc, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'9" x 9'9" (4.19m x 2.97m)

Having built in wardrobe.

BEDROOM 2

13'9" x 8'7" (4.19m x 2.62m)

Having built in wardrobe.

BEDROOM 3

10'2" x 6'11" (3.10m x 2.11m)

SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb with mixer taps and tiling around, wc.

EXTERIOR FEATURES

Lawn to front enclosed by wall.

Yard to rear.

Access to mews.

Concrete shed.

Outside tap.

ESTIMATED ANNUAL RATES

£888.96 (OCT 2024)

