

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£85,000

FOR SALE



42 Limewood Street, Derry, BT48 9JJ

VIEWING STRICTLY BY APPOINTMENT ONLY

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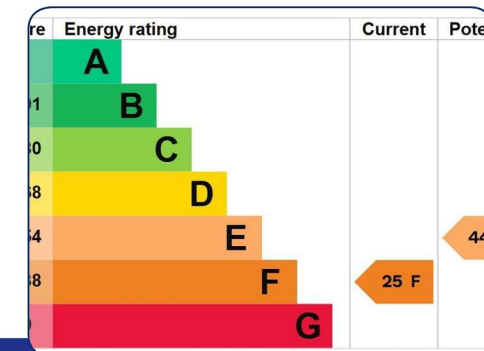
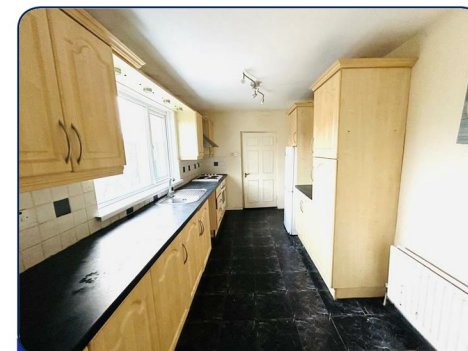
- END TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- EPC RATING - F
- SOLD AS SEEN

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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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5. Any areas, measurements or distances referred to herein are approximate only.
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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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE / DINING AREA

20'4" x 10'4" (6.20m x 3.15m)

Having ornamental fireplace, understairs storage and laminated wooden floor.

KITCHEN

14'10" x 8'1" (4.52m x 2.46m)

Having eye and low level units, tiling between units, integrated hob and underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine, tiled floor.

REAR HALLWAY

Having storage cupboard and tiled floor.

SHOWER ROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

11'1" x 9'5" (3.38m x 2.87m)

Having built in furniture and laminated wooden floor.

BEDROOM 2

10'5" x 8'2" (3.18m x 2.49m)

Having laminated wooden floor.

EXTERIOR FEATURES

Concrete yard to rear.

Access to mews.

Outside light and tap.

ESTIMATED ANNUAL RATES

£777.84 (NOV 2024)

