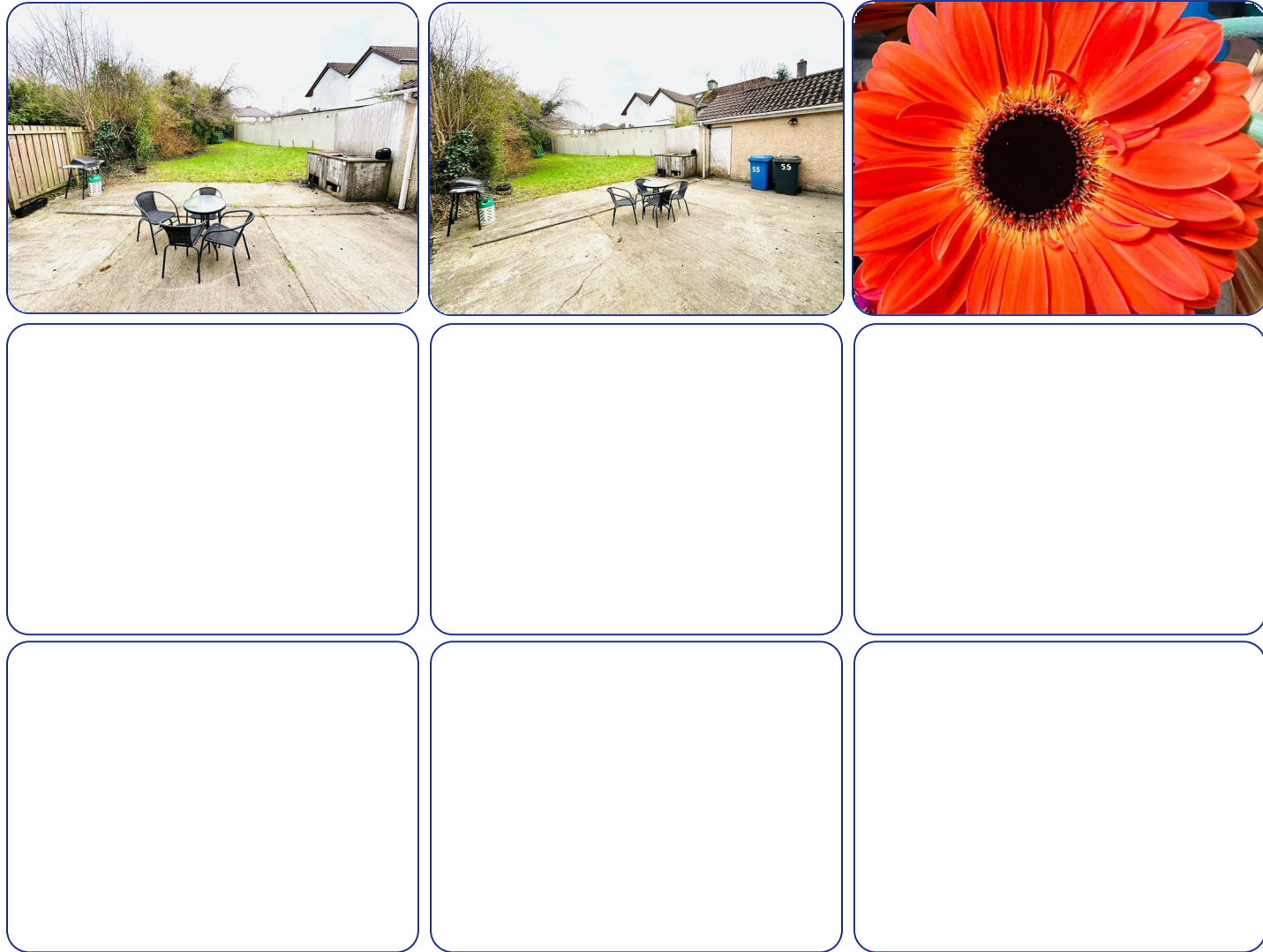


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Cityside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 028 7134 7539  
 cityside@danielhenry.co.uk  
 www.danielhenry.co.uk



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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.
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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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£219,950

**FOR SALE**

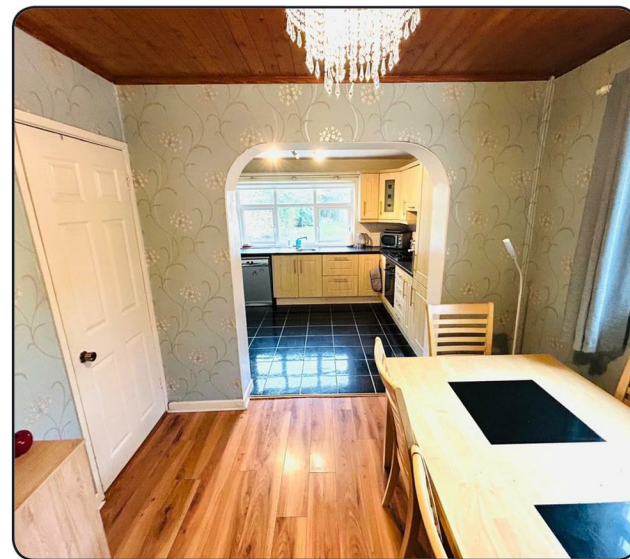
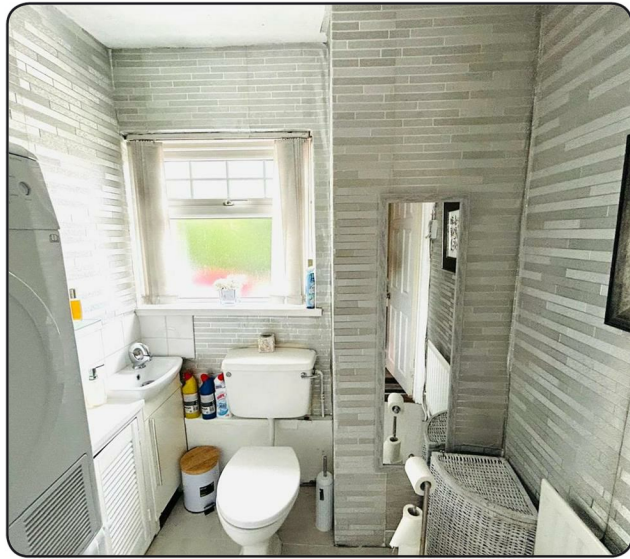


**55 Messines Park, Derry, BT48 8AS**

- END TERRACE HOUSE
- 3 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### SUN PORCH

14' x 7'5" (4.27m x 2.26m)  
Having tiled floor.

### HALLWAY

**GUEST WHB & WC**  
Having tiled floor.

### LOUNGE

16'4" x 11'9" (4.98m x 3.58m)  
Having fireplace, French doors leading to rear.

### DINING AREA

9'4" x 9'1" (2.84m x 2.77m)  
Having downstairs storage, laminated wooden floor, archway leading to Kitchen.

### KITCHEN

13'1" x 10' (3.99m x 3.05m)  
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 dishwasher, tiled floor.

## FIRST FLOOR

### LANDING

### BEDROOM 1

16' x 9'4" (4.88m x 2.84m)

### BEDROOM 2

13'2" x 10'2" into wardrobe (4.01m x 3.10m into wardrobe)  
Having wall to wall built in wardrobes with sliding mirrored doors.

### BEDROOM 3

11'3" x 8'4" (3.43m x 2.54m)

### BATHROOM

Comprising bath, whb and wc, walk in shower, 1/2 tiled walls, tiled floor.

## EXTERIOR FEATURES

Lawn to front.  
Enclosed lawn to rear.

## GARAGE

Having up and over door, light and power points.

## ESTIMATED ANNUAL RATES

£1333.44 (FEB 2025)

