

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT 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.
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.



£165,000

FOR SALE



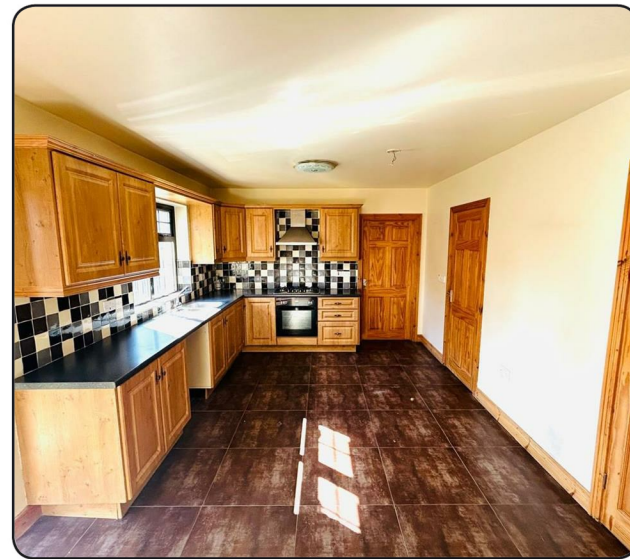
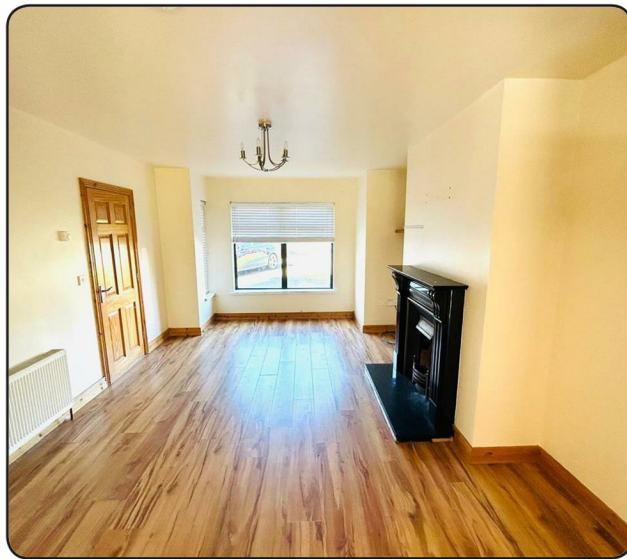
17 Butlers Wharf, Derry, BT47 6SQ

- SEMI DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- GARDENS TO FRONT AND REAR
- EPC RATING -
- SOLD AS SEEN



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HALLWAY

Having cloaks cupboard, tiled floor.

GUEST WHB & WC

Having WHB with tiling around, WC, tiled floor.

LOUNGE

18'6 x 12 (wp) (5.64m x 3.66m (wp))

Having fireplace, double doors to kitchen/dining, Laminated wooden floor.

KITCHEN/DINING

19'2 x 12(wp) (5.84m x 3.66m(wp))

Having range of eye & low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob and electric under oven, stainless steel extractor hood, plumbed for washing machine, tiled floor.

UTILITY ROOM

11 x 5'4 (3.35m x 1.63m)

Having low level units, single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, vented for tumble dryer.

FIRST FLOOR

Having landing with hot press, laminated wooden floor.

MASTER BEDROOM

13'11 x 11'2 (wp) (4.24m x 3.40m (wp))

Having french doors, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb with tiling around, wc , extractor fan.

BEDROOM 2

11'1 x 9'4 (3.38m x 2.84m)

Having laminated wooden floor.

BEDROOM 3

11 x 9 (wp) (3.35m x 2.74m (wp))

Having laminated wooden floor.

BEDROOM 4

10'11 x 8 (3.33m x 2.44m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, fully tiled walk in electric shower, whb with tiling around, wc, extractor fan.

EXTERIOR FEATURES

Tarmac driveway to front and side.

Garden to rear bordered by fence.

ESTIMATED ANNUAL RATES

£1500.12 (APRIL 2025)

