

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£120,000

FOR SALE



25 Grafton Street, Derry, BT48 0ER

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PARTIAL PVC DOUBLE GLAZED WINDOWS
- CONCRETE YARD TO REAR WITH ACCESS
- CARPETS AND BLINDS IN SALE
- OUTSIDE LIGHT AND TAP
- EPC RATING -

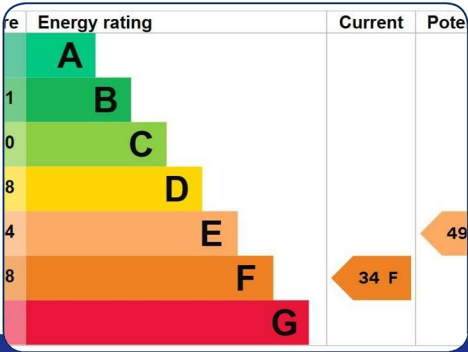
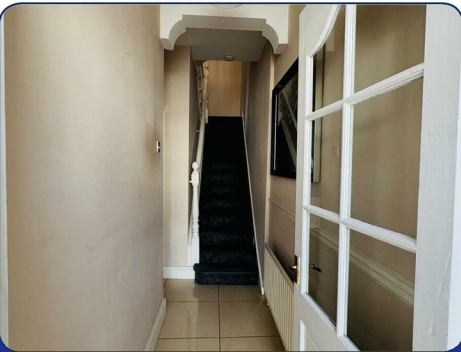
VIEWING STRICTLY BY APPOINTMENT ONLY

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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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THE PROPERTY COMPRISES:

VESTIBULE

Having tiled floor, glazed door to Hall.

HALLWAY

Having tiled floor

LOUNGE/DINING

24' x 12'3 wp (7.32m x 3.73m wp)
Having fireplace, Laminated wooden floor.

KITCHEN

11'9 x 7'4 (3.58m x 2.24m)
Having range of eye and low level units, tiling between, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge/freezer, stainless steel extractor fan, recessed lighting, tiled floor.

FIRST FLOOR

Having landing with hot press.

BEDROOM 1

15'6" x 10'2" (4.72m x 3.10m)

BEDROOM 2

10'2" x 10'6 (3.10m x 3.20m)

BATHROOM

Comprising bath, fully tiled walk in shower, WHB vanity unit, WC, partly tiled walls, laminated wooden floor.

SECOND FLOOR

ATTIC STORAGE

15'2 x 9'6" wp (4.62m x 2.90m wp)

EXTERIOR FEATURES

Concrete yard to rear with access.

ESTIMATED ANNUAL RATES

£1055.64 (APRIL 2025)

