

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel**  
**Henry**  
ESTATE AGENTS

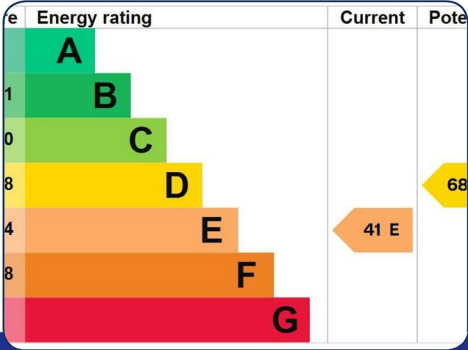
£125,000

FOR SALE



33 Violet Street, L'Derry, BT47 2AR

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



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having laminated wooden floor.

### LOUNGE/DINING

22'5 x 10' 5 (6.83m x 3.05m 1.52m )

Having attractive fireplace, laminated wooden floor.

### KITCHEN

13'11" x 8'1" (4.24m x 2.46m)

Having low level units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, extractor hood, breakfast bar, space for fridge/freezer, plumbed for washing machine, understairs storage, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

12'10" x 11' (3.91m x 3.35m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

11'1" x 8'8" (3.38m x 2.64m)

Having hotpress and laminated wooden floor.

#### BEDROOM 3

8'2" x 8'1" (2.49m x 2.46m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with shower attachment to taps and electric shower over, whb and wc, partly tiled walls.

### EXTERIOR FEATURES

Yard to rear.

Outside light and tap.

Access to mews.

### ESTIMATED ANNUAL RATES

£758.10 (JUNE 2025)