

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£190,000

FOR SALE



148 Ivy Mead, L'Derry, BT47 3WX

VIEWING STRICTLY BY APPOINTMENT ONLY

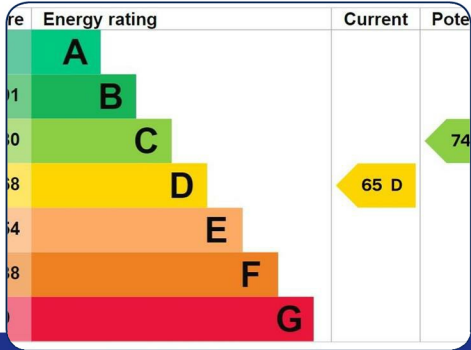
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Henry
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

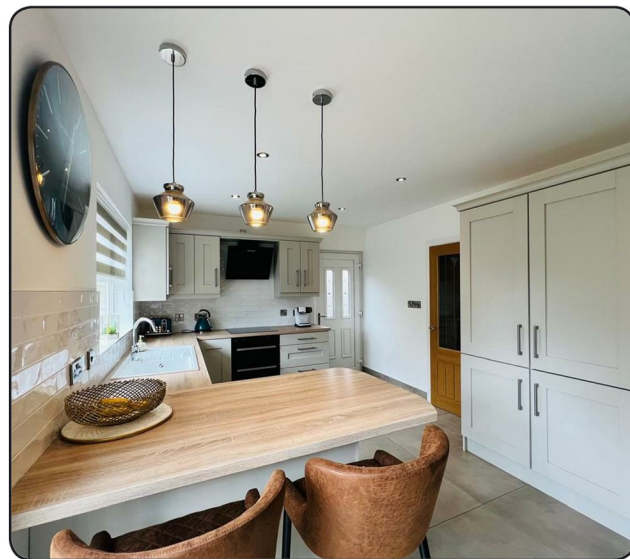
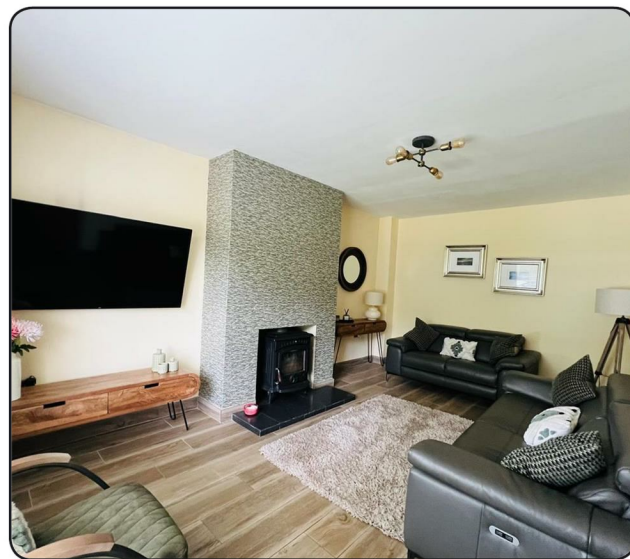
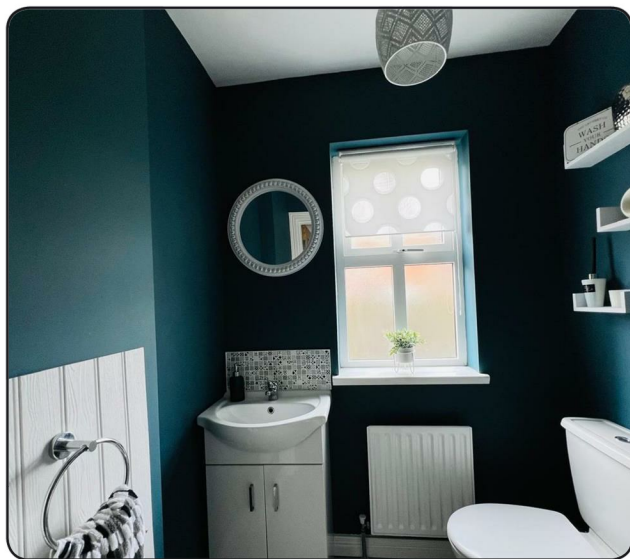
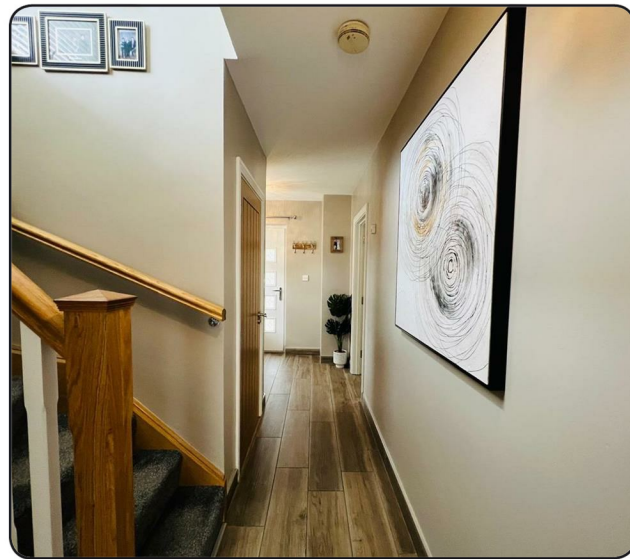
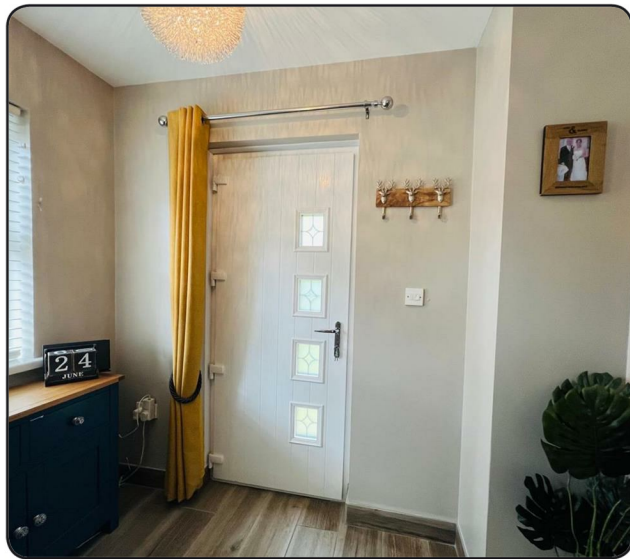
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- OAK INTERNAL DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

GUEST WHB & WC

LOUNGE

16'8" x 11'4" (5.08m x 3.45m)

Having multi fuel stove set on tiled hearth, tiled floor.

KITCHEN / DINING AREA

19'11" x 11'4" (6.07m x 3.45m)

Having range of eye and low level units, tiling between units, single drainer sink unit with mixer taps, breakfast bar, integrated fridge / freezer and dishwasher, recessed lighting, tiled floor, dining space with French doors.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'4" x 10'3" (3.45m x 3.12m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, chrome radiator, tiled floor.

BEDROOM 2

13'5" x 11'5" (4.09m x 3.48m)

Having recessed lighting.

BEDROOM 3

11'8" x 8'2" (3.56m x 2.49m)

BATHROOM

Comprising bath with shower fitting to taps, double width electric shower, whb set in vanity unit, wc, recessed lighting, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear enclosed by fence and gate.

Decked patio area.

Tarmac driveway.

GARAGE

16'11" x 10'9" (5.16m x 3.28m)

Having roller door, light and power points, side window and door, plumbed for washing machine.

ESTIMATED ANNUAL RATES

£1111.20 (JUNE 2024)

