

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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.

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

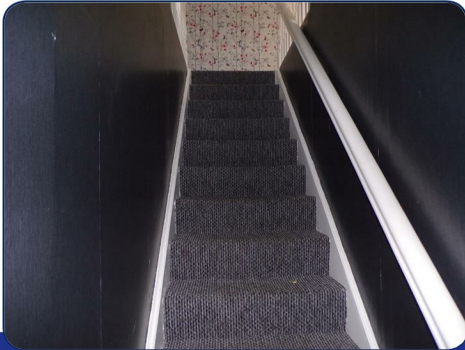
£82,500

FOR SALE



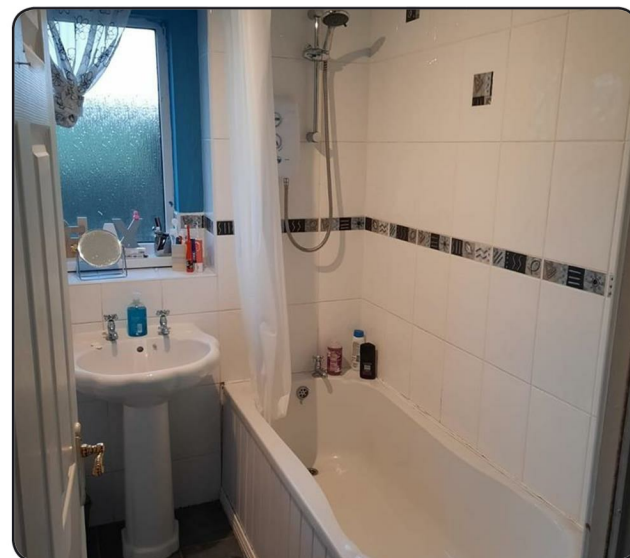
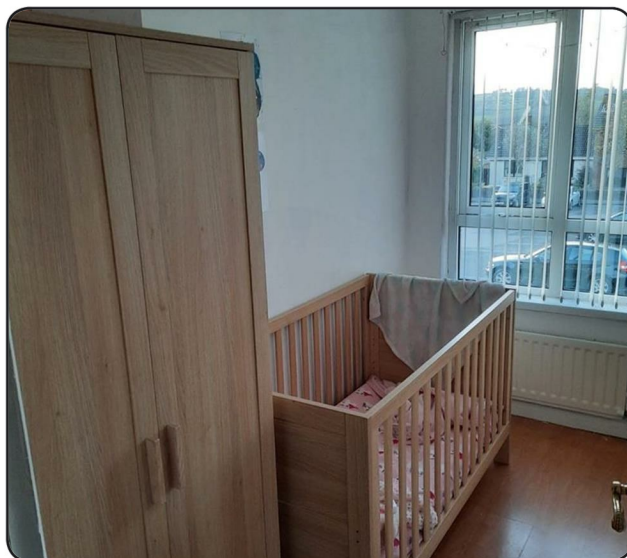
39 Primity Park, Newbuildings, BT47 2RQ

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING D



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## ACCOMMODATION

### PORCH

Having tiled floor.

### LOUNGE

13'11" x 12'5" (4.24m x 3.78m)

Having fireplace, laminated wooden floor.

### KITCHEN

15'4" x 10'5" (4.67m x 3.18m)

Having range of eye and low level units, tiling between units, plate rack, single drainer stainless steel sink unit with mixer taps, hob, oven, extractor hood, plumbed for washing machine and dishwasher, integrated fridge/freezer, 1/2 height wood panelled walls, understairs storage, tiled floor.

### REAR HALLWAY

Having tiled floor.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (1)

12'6" x 8'3" (3.81m x 2.51m)

### BEDROOM (2)

10'5" x 8' (3.18m x 2.44m)

Having built in wardrobe, laminated wooden floor.

### BEDROOM (3)

9'6" x 6'10" (2.90m x 2.08m)

Having laminated wooden floor.

### BATHROOM

Comprising of bath with electric shower over, WHB, WC, 1/2 tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front bordered by wall, fence and gate.

Concrete yard to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £518.04. (Feb 2020)