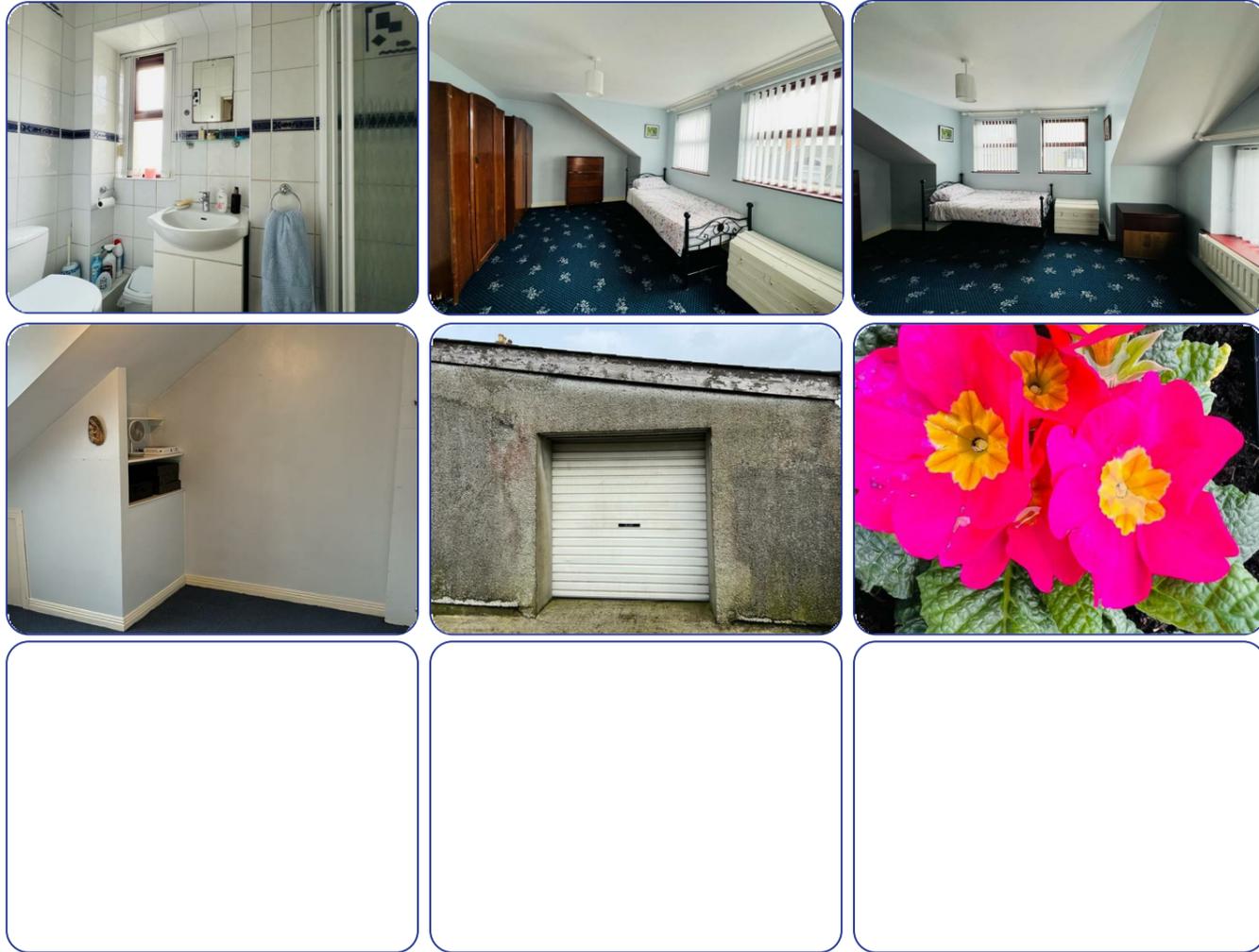


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Cityside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 028 7134 7539  
 cityside@danielhenry.co.uk  
 www.danielhenry.co.uk



- 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.
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  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.
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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.

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**Daniel Henry**  
 ESTATE AGENTS

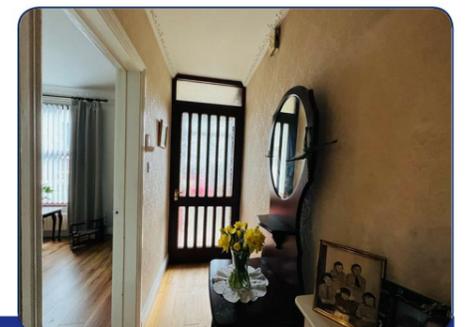
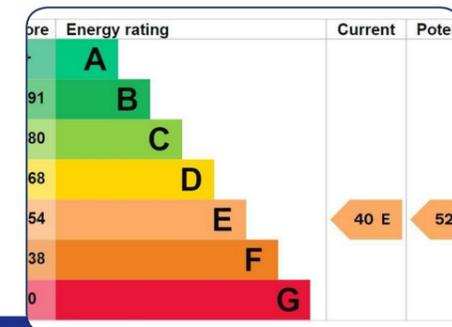
£135,000

**FOR SALE**



**2 Park Avenue, Derry, BT48 0EL**

- END TERRACE HOUSE
- 4 BEDROOM / 2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- DOUBLE GLAZED WINDOWS
- PVC FASCIA & GUTTERING
- YARD TO FRONT
- SHED TO REAR
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having ceiling cornicing and wooden floor.

### LOUNGE

12'2" x 10'10" (3.71m x 3.30m)

Having attractive fireplace, ceiling cornicing and centre rose, laminated wooden floor.

### DINING ROOM

12'7" x 10'5" (3.84m x 3.18m)

Having fireplace, downstairs storage, semi-solid wooden floor.

### KITCHEN

14'3" x 9'7" wp (4.34m x 2.92m wp)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, glazed display cupboards, wired for cooker, plumbed for washing machine, dining space, tiled floor.

### REAR HALLWAY

Having 1/2 height wooden panelled walls, tiled floor.

### GUEST WHB & WC

Having 1/12 tiled walls and tiled floor.

### FIRST FLOOR

#### BEDROOM 1

13'1" x 10'11" wp (3.99m x 3.33m wp)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

10'6" x 9'7" (3.20m x 2.92m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor.

### SECOND FLOOR

#### BEDROOM 3

16' x 11' (4.88m x 3.35m)

#### BEDROOM 4

10'5" x 9'6" (3.18m x 2.90m)

### EXTERIOR FEATURES

Yard to front bordered by wall.

Shed to rear with access to mews.

### ESTIMATED ANNUAL RATES

£975.69 (FEB 2024).

