

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£135,000

**FOR SALE**



**22 Collon Lane, Derry, BT48 8LG**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

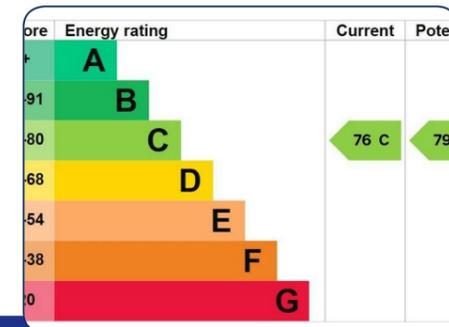


- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CONCRETE YARD TO REAR
- DRIVEWAY
- EPC RATING -

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

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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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## ACCOMMODATION

### VESTIBULE PORCH

### HALLWAY

Having laminated wooden floor.

### LOUNGE

13'4" x 11'5" wp (4.06m x 3.48m wp)

Having multi fuel stove with tiled hearth, ceiling cornicing and centre rose, wall light points, laminated wooden floor.

### KITCHEN

17'7" x 11'5" (5.36m x 3.48m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, plumbed for dishwasher, space for tumble dryer, space for fridge / freezer, dining space, understairs storage, tiled floor.

### REAR HALLWAY

### GUEST WHB & WC

Having tiled floor.

### FIRST FLOOR

### LANDING

Having hotpress and excellent storage.

### BEDROOM 1

11'6" x 10'3" (3.51m x 3.12m)

Having built in cupboard and laminated wooden floor.

### BEDROOM 2

12' x 9'9" (3.66m x 2.97m)

Having wall to wall built in wardrobes.

### BEDROOM 3

8'7" x 7'2" (2.62m x 2.18m)

### SHOWER ROOM

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

### EXTERIOR FEATURES

Concrete yard to rear with access to mews.

Shed.

Driveway to front.

### ESTIMATED ANNUAL RATES

£764.73 (MARCH 2024)

