

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£140,000

FOR SALE



18 Violet Street, Derry, BT47 2AR

- MID TERRACE HOUSE
- 3 BEDROOM / 2 RECEPTION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS TO FRONT
- PVC REAR DOOR
- YARD TO REAR
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

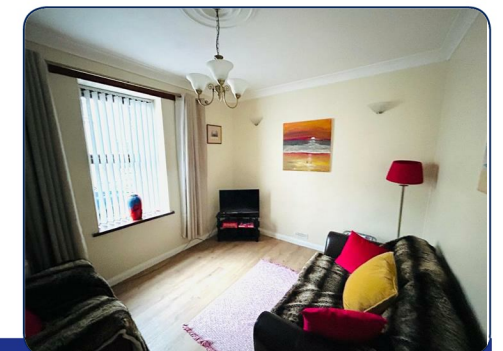
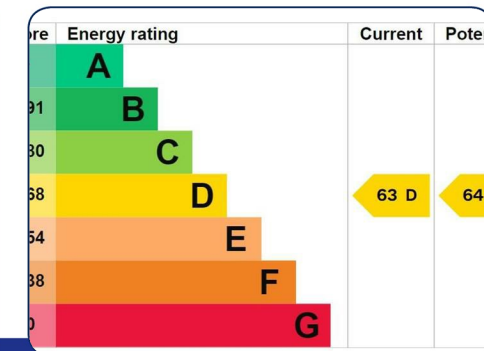
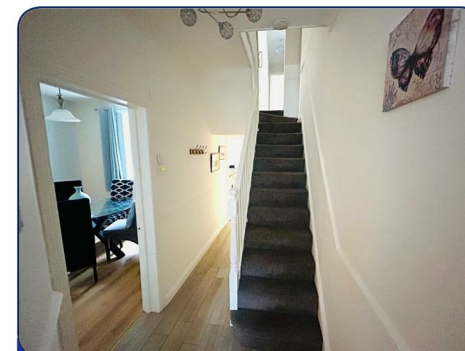
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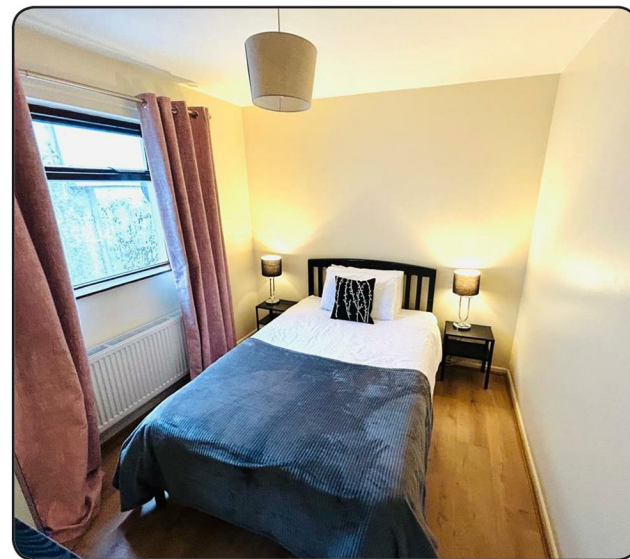
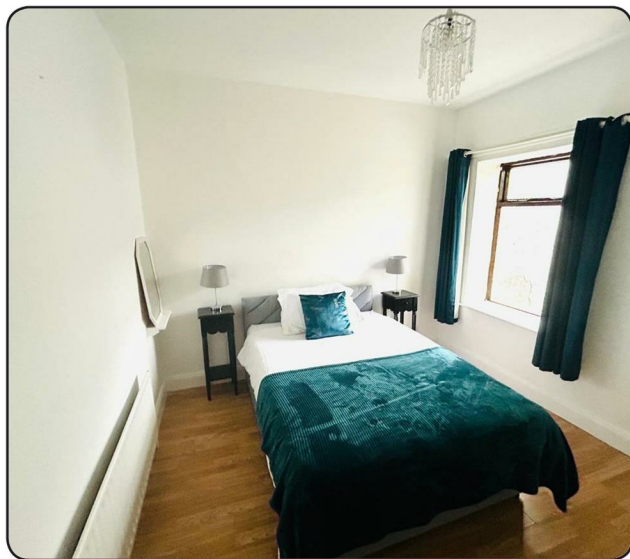
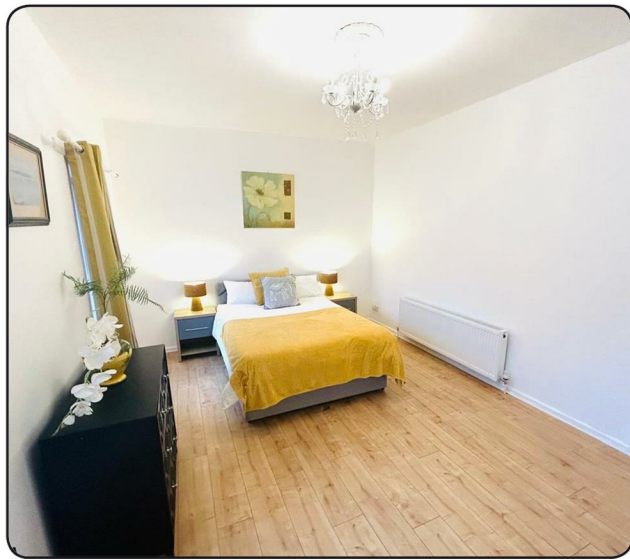
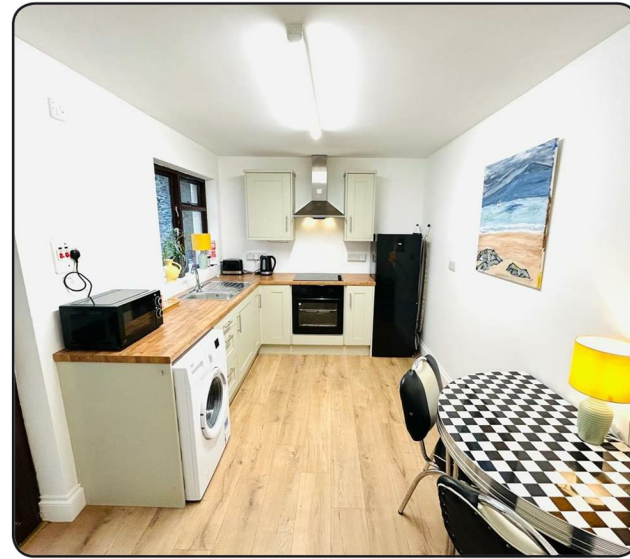


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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having downstairs storage and laminated wooden floor.

LOUNGE

12'8" x 10'4" (3.86m x 3.15m)
Having laminated wooden floor.

FAMILY ROOM

10'11" x 10'7" (3.33m x 3.23m)
Having laminated wooden floor.

KITCHEN / DINING AREA

13'1" x 8'4" (3.99m x 2.54m)
Having eye and low level units, integrated hob and underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for dishwasher, laminated wooden floor.

FIRST FLOOR

LANDING

Having airing cupboard and storage cupboard.

BEDROOM 1

16'3" x 11' (4.95m x 3.35m)
Having laminated wooden floor.

BEDROOM 2

10'7" x 10'3" (3.23m x 3.12m)
Having laminated wooden floor.

BEDROOM 3

11'8" x 8'4" (3.56m x 2.54m)
Having laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb and wc.

EXTERIOR FEATURES

Concrete yard to rear with access to mews.

Outside light and tap.

Shed having eye and low level units, light and power points, plumbed for washing machine, space for tumble dryer.

ESTIMATED ANNUAL RATES

£947 (May 2026)

