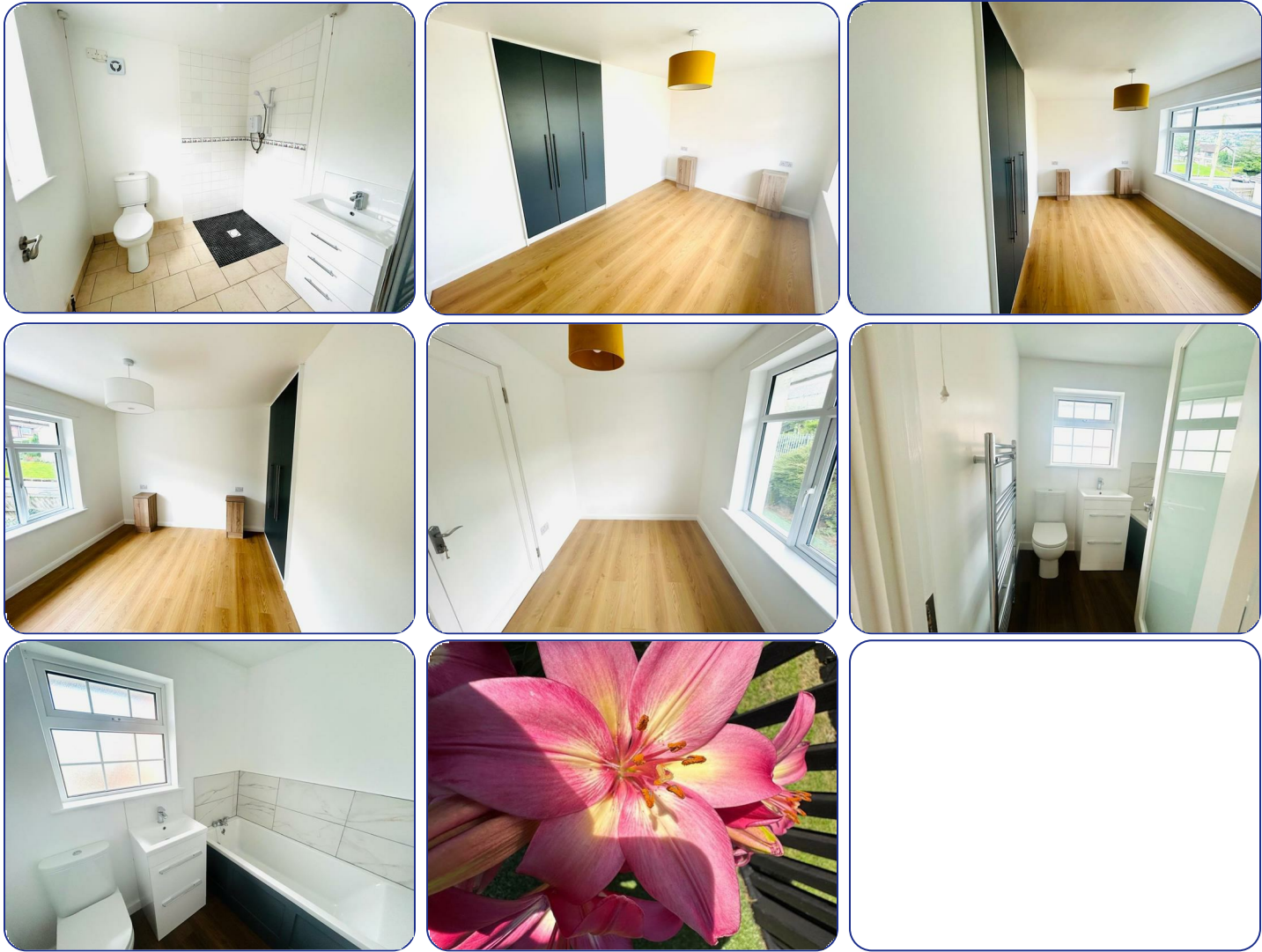


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** **Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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.

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

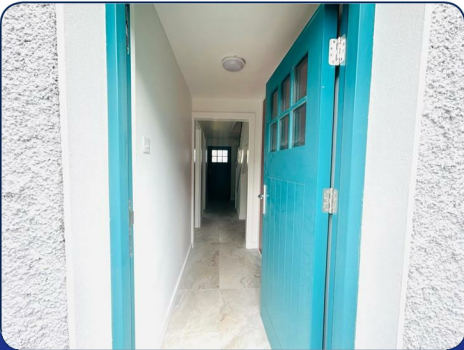
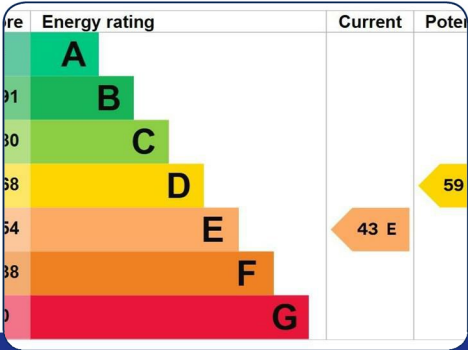
£170,000

**FOR SALE**



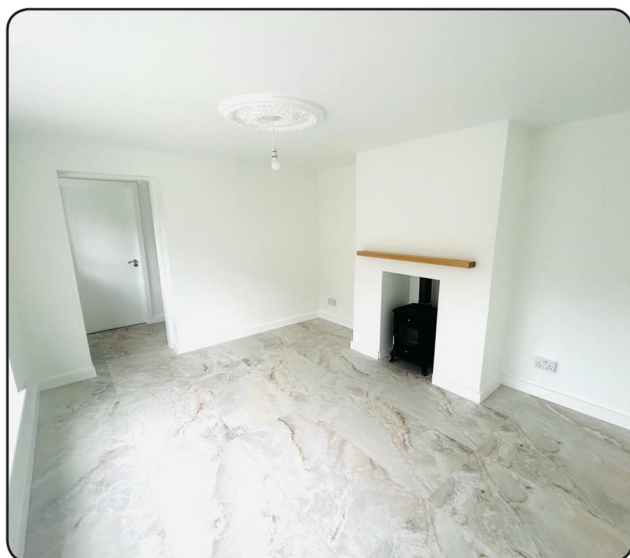
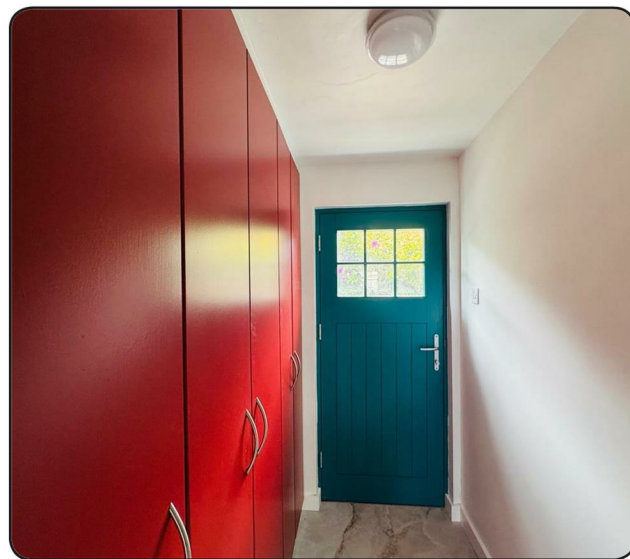
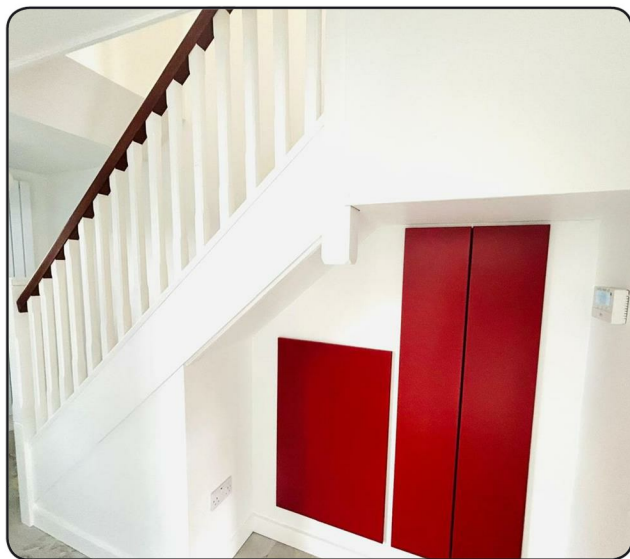
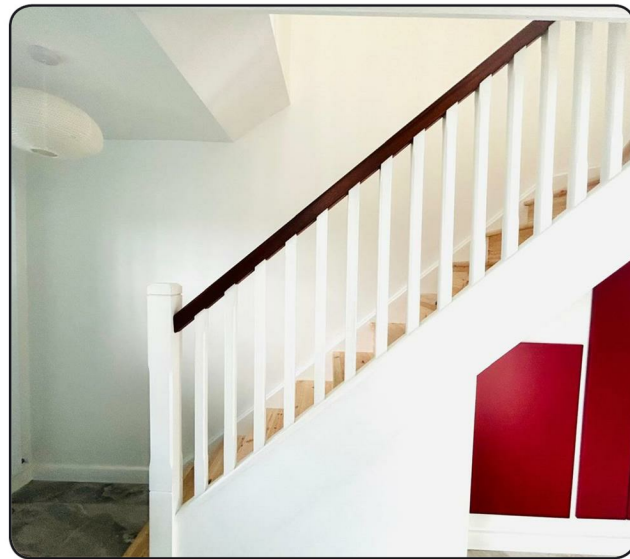
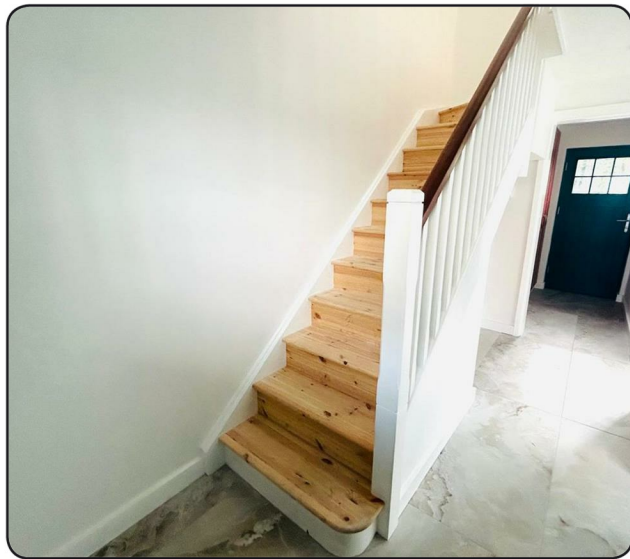
**26 Corrody Road, Derry, BT47 2EB**

- END TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- ACCOYA WOOD FRONT & REAR DOORS
- CONCRETE YARD TO REAR
- EPC RATING - E



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## ACCOMMODATION

### HALLWAY

Having range of storage cupboards including service cupboard plumbed for washing machine and space for tumble dryer. Additional understairs storage, wall radiator, porcelain tiled floor.

### LOUNGE

14' x 11'6" wp (4.27m x 3.51m wp)

Having multi fuel stove, centre rose, porcelain tiled floor.

### REAR HALLWAY

Having porcelain tiled floor.

### BEDROOM 4

11'2" x 10'8" (3.40m x 3.25m)

### WET ROOM

Comprising electric shower with tiling around, whb set in vanity unit, wc, chrome towel radiator, tiled floor.

### KITCHEN

13'7" x 8'5" (4.14m x 2.57m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, plumbed for dishwasher, space for fridge/freezer, dining space, recessed lighting, wall radiator, porcelain tiled floor.

### WOODEN STAIRCASE LEADING TO FIRST FLOOR

### LANDING

Having airing cupboard.

### BEDROOM 1

13' x 8'5" (3.96m x 2.57m)

Having built in wardrobes and laminated wooden floor.

### BEDROOM 2

13'2" x 9'6" wp (4.01m x 2.90m wp)

Having built in wardrobes and laminated wooden floor.

### BEDROOM 3

9'8" x 6'8" (2.95m x 2.03m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with tiling around, whb set in vanity unit, wc, chrome radiator, laminated wooden floor.

### EXTERIOR FEATURES

Paved to front.

Enclosed concrete yard to rear.

Fuel store.

### ESTIMATED ANNUAL RATES

£845.57 (AUG 2025)

