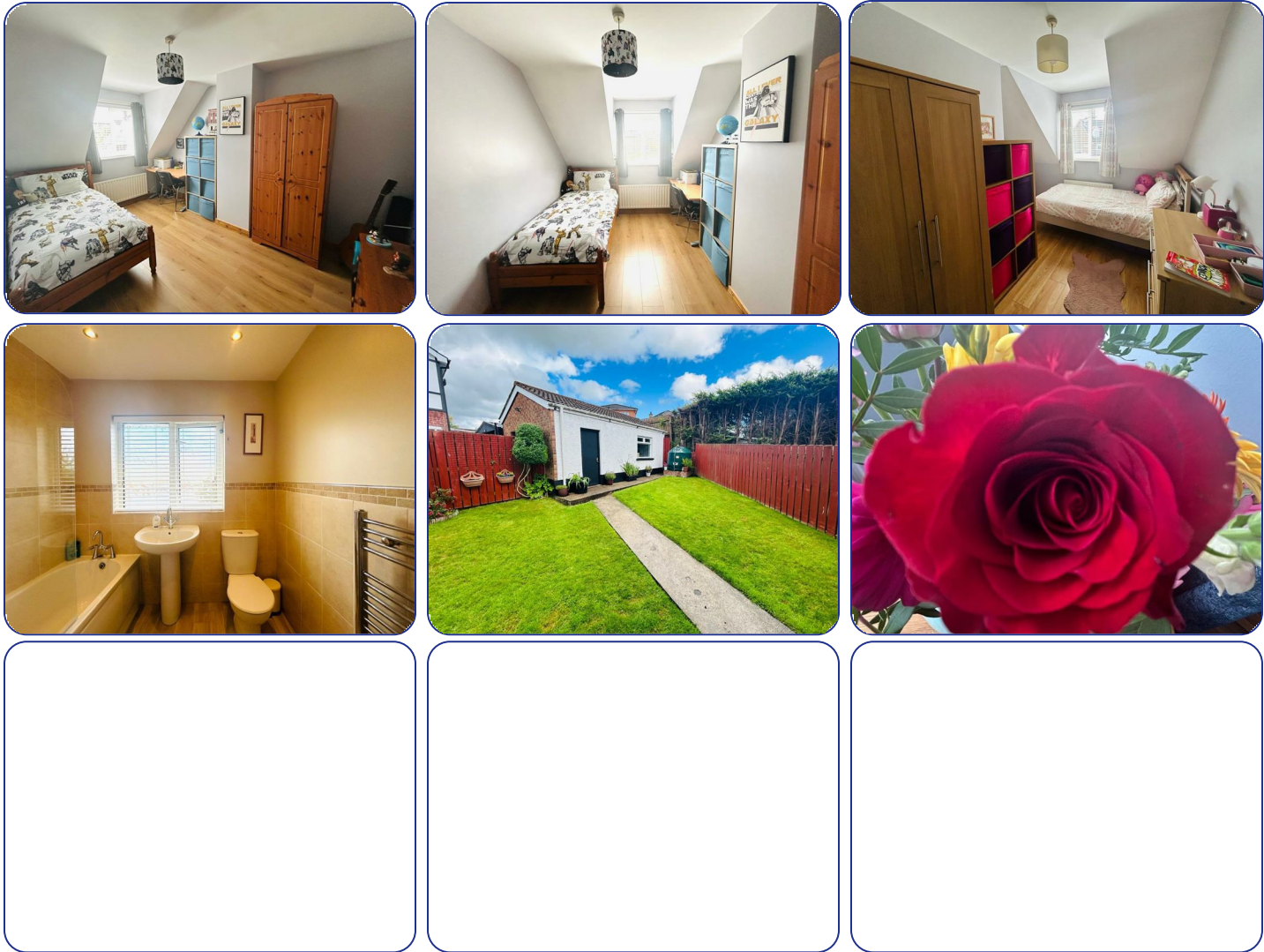


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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
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

£199,950

FOR SALE

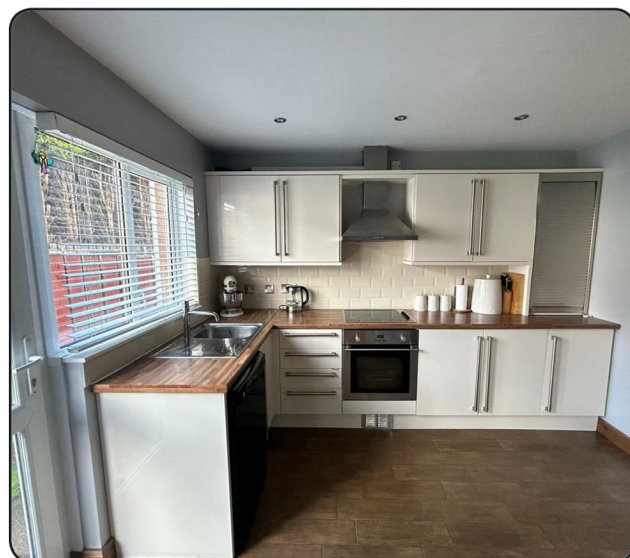
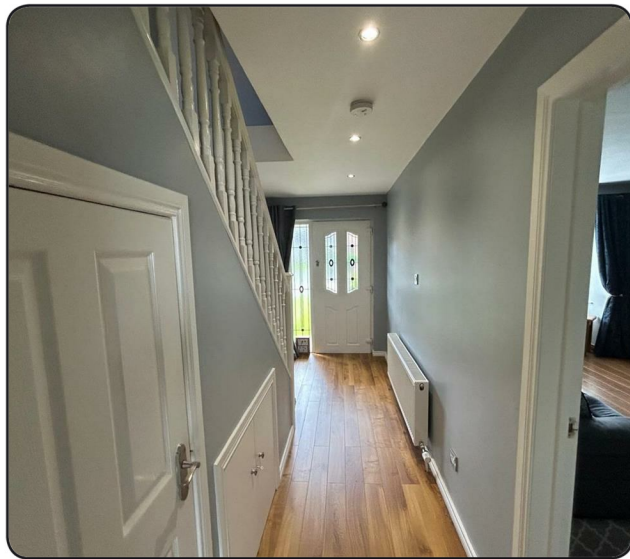


69 Pelham Road, Derry, BT47 6FF

- SEMI DETACHED CHALET BUNGALOW WITH GARAGE
- 3 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- TARMAC DRIVEWAY
- GARAGE WITH WC
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

18'3" x 12'4" into bay (5.56m x 3.76m into bay)

Having attractive fireplace and laminated wooden floor.

KITCHEN

10'8" x 8'9" (3.25m x 2.67m)

Having range of eye and low level units with concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, recessed lighting, tiled floor, archway to Dining.

DINING AREA

11'1" x 10'1" (3.38m x 3.07m)

Having recessed lighting, laminated wooden floor, patio doors to rear.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

11'9" x 10'10" (3.58m x 3.30m)

Having laminated wooden floor.

BEDROOM 2

13'7" x 8'9" (4.14m x 2.67m)

Having laminated wooden floor.

BEDROOM 3

10'3" x 10'2" wp (3.12m x 3.10m wp)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around and electric shower over, shower screen, whb and wc, recessed lighting, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawns to front, side and rear.

Enclosed to rear by fence and gate.

Tarmac driveway leading to garage.

GARAGE

22'3" x 12'9" (6.78m x 3.89m)

Having roller door, light and power points, side window and door and WC.

ESTIMATED ANNUAL RATES

£1137.14 (AUG 2025)

