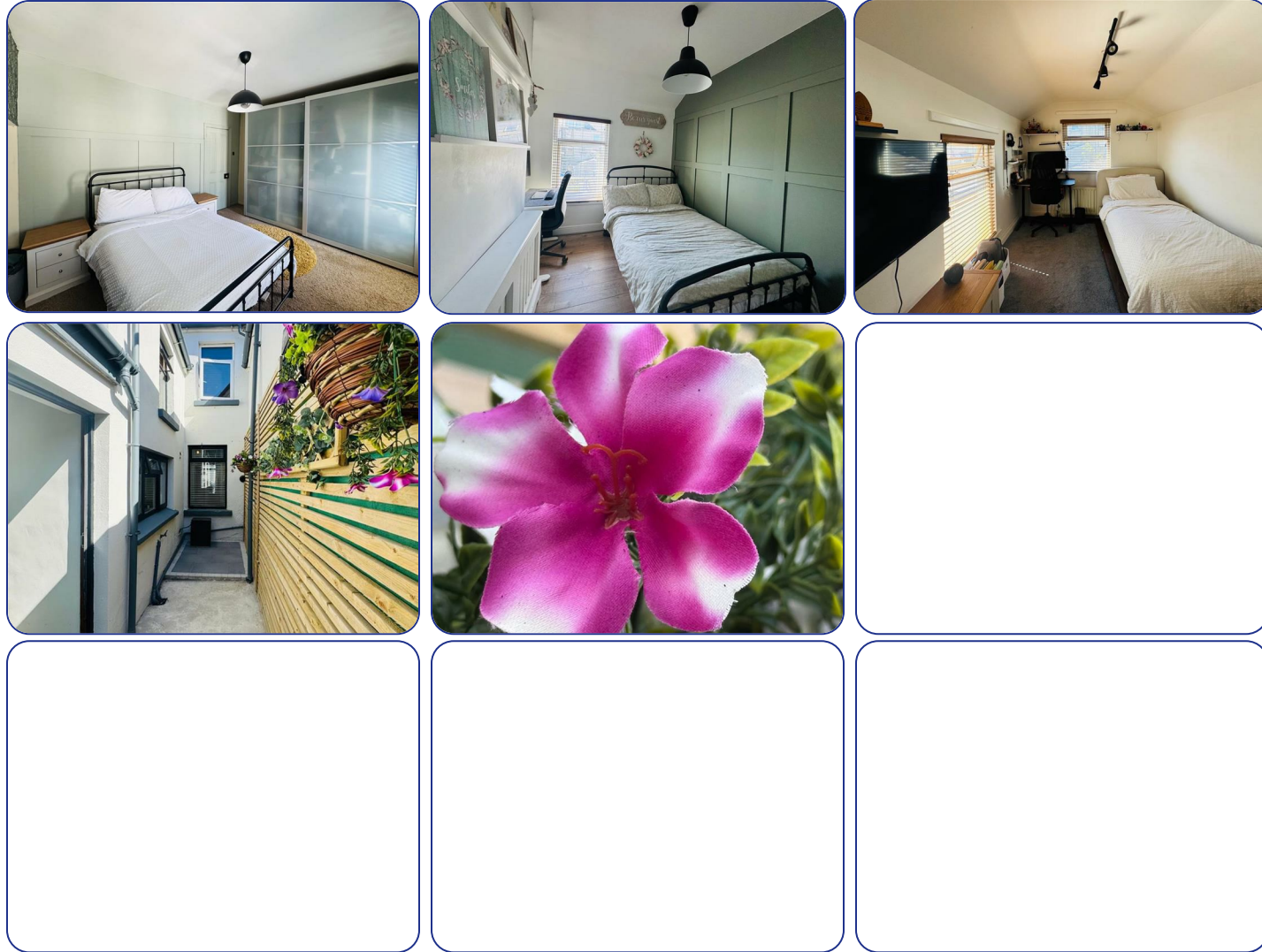


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.
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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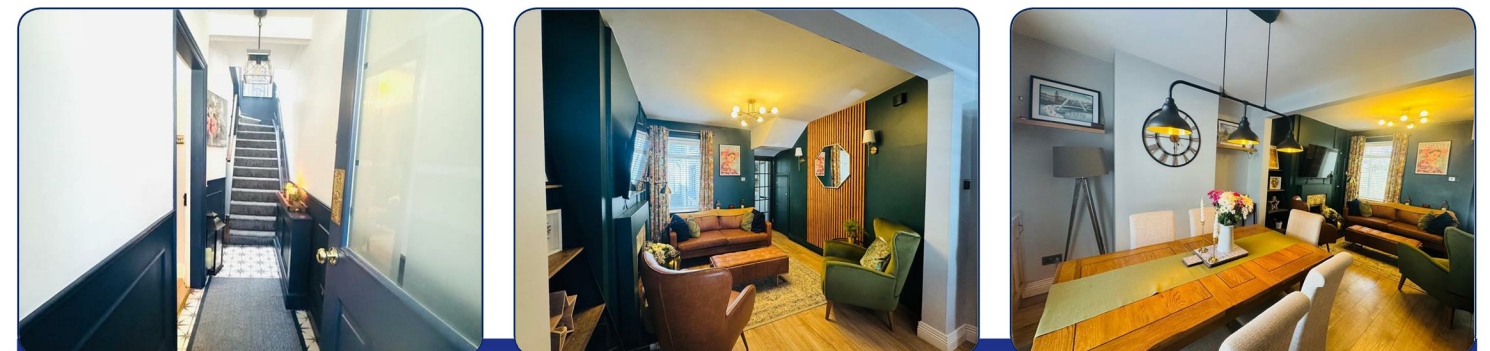
£155,000

FOR SALE

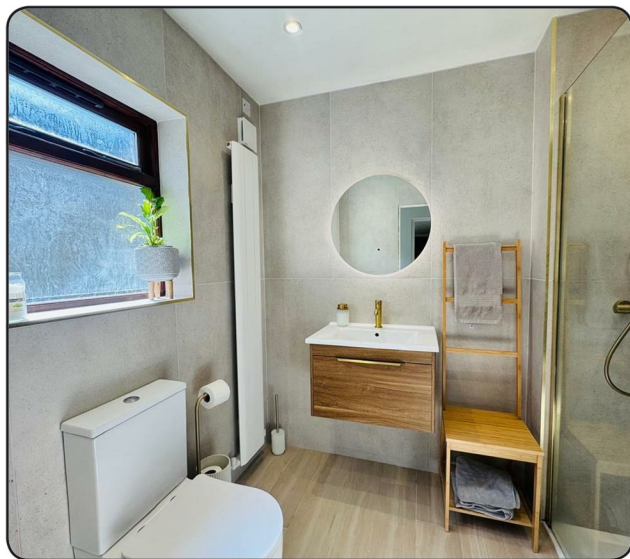


5 Wesley Street, Derry, BT48 0HE

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- CARPETS & BLINDS INCLUDED IN SALE
- YARD WITH PAVED PATIO AREA TO REAR
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

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

LOUNGE/DINING AREA

20'9" x 10'8" wp (6.32m x 3.25m wp)

Having ornamental fireplace, feature wood panelling, understairs storage, laminated wooden floor.

KITCHEN

10'2" x 8'1" (3.10m x 2.46m)

Having modern units, white porcelain sink unit with mixer taps and matching drainer, gas hob, electric underoven, stainless steel extractor hood, space for fridge/freezer, tiled floor.

REAR HALLWAY

Having shelving, plumbed for washing machine, tiled floor.

SHOWER ROOM

Comprising walk in shower, whb set in vanity unit, wc, wall radiator, recessed lighting, fully tiled walls and floor.

FIRST FLOOR

BRIGHT LANDING

Having laminated wooden floor.

BEDROOM 1

14'2" x 11'3" wp (4.32m x 3.43m wp)

Having feature panelled wall.

BEDROOM 2

11'2" x 8'4" (3.40m x 2.54m)

Having laminated wooden floor, feature panelled wall.

BEDROOM 3

10'3" x 8'3" (3.12m x 2.51m)

Having laminated wooden floor.

EXTERIOR FEATURES

Neat yard with paved patio area to rear,
Access to mews.

ESTIMATED ANNUAL RATES

£977.00 (APRIL 2026)

