

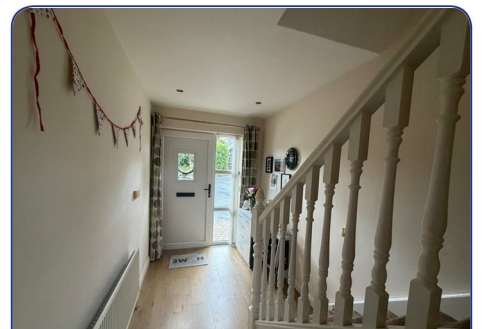
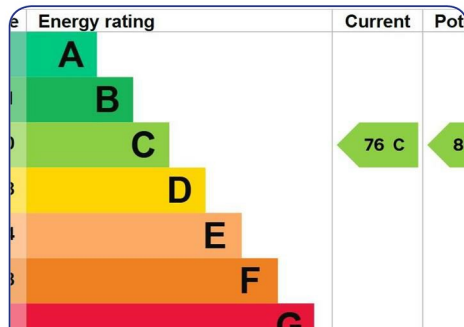
£159,950

FOR SALE



2 Old Mill House, L'Derry, BT47 2RL

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING-



HALLWAY

Having recessed lighting, laminated wooden floor.

GUEST WHB & WC

Having laminated wooden floor.

LOUNGE

15'7 x 11'1 (4.75m x 3.38m)

Having ornamental electric fire, laminated wooden floor.

KITCHEN

11'10 x 11'4 (3.61m x 3.45m)

Having range of eye and low level units, tiling between units, 1 + 1/2 bowl stainless steel sink unit with mixer taps, hob and under oven, stainless steel extractor hood, integrated fridge/freezer, recessed lighting, ample dining space.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel units with mixer taps, plumbed for automatic washing machine, space for tumble dryer, laminated wooden floor.

FIRST FLOOR

Having window.

BEDROOM 1

11'11 x 11' (3.63m x 3.35m)

Having built in wardrobes, walk in wardrobe plumbed for ensuite.

BEDROOM 2

11'4 x 11' (3.45m x 3.35m)

BEDROOM 3

8'5 x 8'1 (2.57m x 2.46m)

BATHROOM

Comprising bath with shower over, shower screen, tiling around bath, WHB & WC, recessed lighting.

EXTERIOR FEATURES

Lawn to rear laid in artificial grass.

ESTIMATED ANNUAL RATES:

£977 (JULY'26)

Agent: Daniel Henry (Waterside)

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