Daniel Henry
ESTATE AGENTS

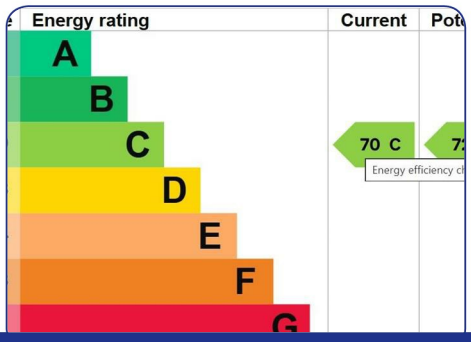
£149,950



99 Gortin Meadows, L'derry, BT47 2TY

- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PARKING TO REAR
- CONVENIENT TO SHOPS AND SCHOOLS
- EPC RATING- C







ACCOMMODATION

£892 APPROX (AUGUST 2026)

LOUNGE/KITCHEN

20'4 x 17'3 (to widest points) (6.20m x 5.26m (to widest points))
Lounge having electric fire and laminated wooden floor.
Kitchen having range of eye and low level units, gas hob, oven, extractor fan, single drainer stainless steel sink unit with mixer taps, intergated fridge/freezer, space for tumble dryer, tiled floor.

UTILITY ROOM

Having space for washing machine, sink.

BACK PORCH

Having stairs to first floor, tiled floor.

FIRST FLOOR

LANDING

BEDROOM (1)

14'1x 8'10 (4.29mx 2.69m)
Having laminated wooden floor

BEDROOM (2)

11'2 x 10'4 (3.40m x 3.15m)
Having built in wardrobe

BEDROOM (3)

7'2 x 7'7 (2.18m x 2.31m)
Having laminated wooden floor

BATHROOM

Comprising bath with shower over and tiling aroumd, shower screen, WHB with mixer taps set in vanity unit, WC, tiled floor.

EXTERIOR FEATURES

Yard to front enclosed by fence and gate.
Communal parking to rear.

ESTIMATED ANNUAL RATES

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2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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