

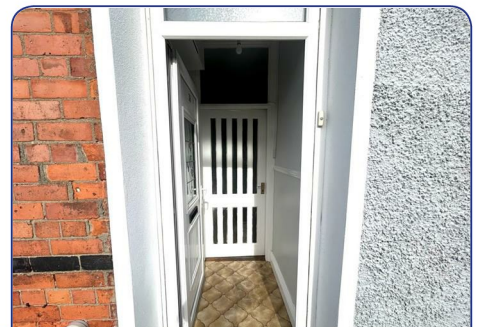
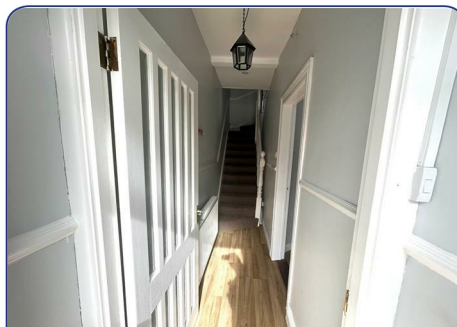
£155,000

FOR SALE



36 Phillip Street, Derry, BT48 7PN

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT AND REAR DOORS
- EARLY OCCUPATION
- EPC RATING E



ACCOMMODATION

VESTIBULE PORCH

Tiled floor

HALLWAY

LOUNGE

21'4 x 11'11 (to widest points) (6.50m x 3.63m (to widest points))

Brick fireplace, understair storage

KITCHEN

12'3 x 6'10 (3.73m x 2.08m)

Having eye and low level units with tiling between, double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, wired for cooker, extractor fan, space for fridge/freezer.

REAR HALLWAY

With storage cupboard, tiled floor.

BATHROOM

Comprising bath with tiling around and electric shower over, shower screen, WHB, WC, 1/2 tiled walls. extractor fan, tiled floor.

FIRST FLOOR

LANDING

BEDROOM (1)

15'7 x 10'10 (to widest points) (4.75m x 3.30m (to widest points))

BEDROOM (2)

9'9 x 8'11 (to widest points) (2.97m x 2.72m (to widest points))

Having hotpress

BEDROOM (3)

12'7 x 7'10 (3.84m x 2.39m)

EXTERIOR FEATURES

Yard to rear

Access to mews

Outside light and tap

Shed

ESTIMATED ANNUAL RATESL

£1069 (APPROX SEPT 2026)

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