

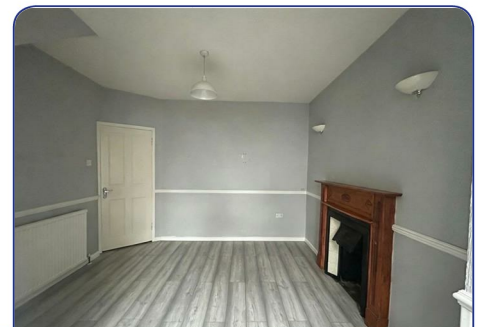
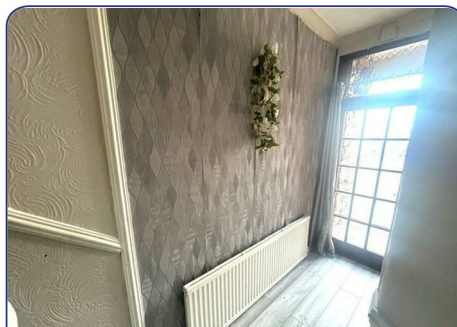
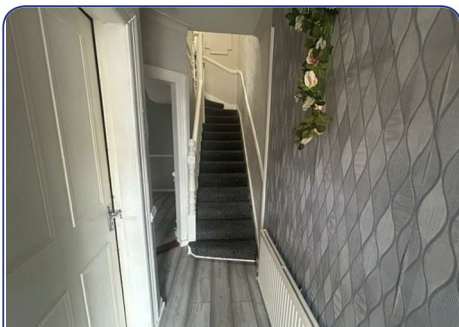
£135,000

FOR SALE



41 Governor Road, Derry, BT48 7PL

- END TERRACE HOUSE
- 3 BEDROOM/2 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- YARD TO REAR
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING -



ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE

11'1" x 10'11" (3.38m x 3.33m)

Having fireplace, ceiling cornicing and centre rose, wooden floor.

FAMILY ROOM

11'4" x 9'8" (3.45m x 2.95m)

Having fireplace, understairs storage, laminated wooden floor.

KITCHEN/DINING AREA

14'7" x 11'7" (4.45m x 3.53m)

Having eye and low level units, tiling between units, integrated hob and electric oven, extractor fan.

REAR HALLWAY

Having tiled floor, vented for tumble dryer.

BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc, 1/2 tiled walls, tiled floor, storage cupboard.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

15' x 10'10" (4.57m x 3.30m)

BEDROOM 2

11'7" x 7'10" (3.53m x 2.39m)

BEDROOM 3

8'5" x 6'10" (2.57m x 2.08m)

STEPS LEADING TO ATTIC STORAGE

EXTERIOR FEATURES

Yard to rear.

Access to mews.

Outside light and tap.

Shed having power points and plumbing for washing machine.

ESTIMATED ANNUAL RATES

£1099.00 (OCT 2026)

Agent: Daniel Henry (Cityside)

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