

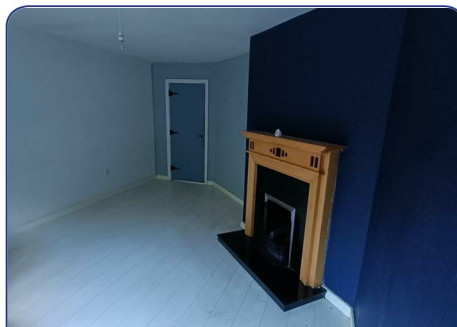
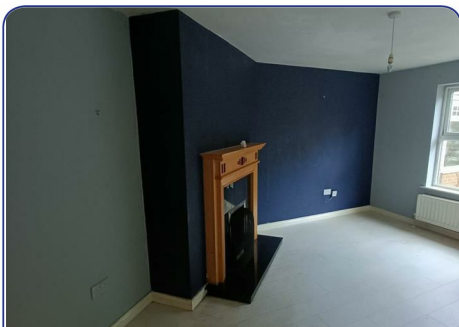
£135,000

FOR SALE



56 Sandale Park, Derry, BT48 8NR

- MID TERRACE HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- EPC RATING D
- SOLD AS SEEN



ACCOMMODATION

HALLWAY

Having understair storage, tiled floor.

GUEST TOILET AND WHB

Having WHB, WC and tiled floor

LOUNGE

17'7 x 12'4 (wp) (5.36m x 3.76m (wp))
Having fireplace, laminated wooden floor

KITCHEN

15'1" x 13'3" (wp) (4.62m x 4.04m (wp))
Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, extractor hood, space for fridge/freezer, plumbed for washing machine, tiled floor, open plan to conservatory.

CONSERVATORY

14'5 x 11'5 (wp) (4.39m x 3.48m (wp))
Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

14'x 12'3 (wp) (4.27mx 3.73m (wp))
Having built in wardrobe.

BEDROOM (2)

13'6" x 12'11" (wp) (4.14m x 3.96m (wp))
Having built in wardrobes with sliding mirror doors.

BEDROOM (3)

10'11 x 9'11 (wp) (3.33m x 3.02m (wp))

BATHROOM

Having free standing bath with shower attachment to taps and PVC cladding to walls, WC, WHB.

EXTERIOR FEATURES

Yard to rear.
Communal parking.

EPC RATING D

ESTIMATED ANNUAL RATES:

£1282 APPROX -(OCTOBER 2026)

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
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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