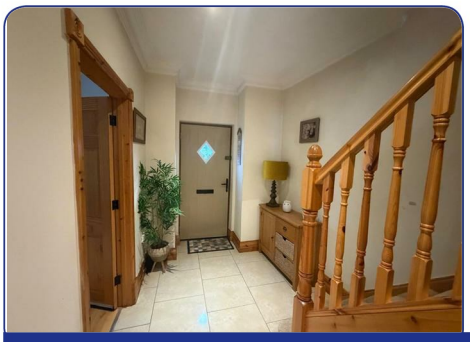
Daniel Henry
ESTATE AGENTS

£155,000



15 The Oaklands, L'derry, BT47 4FF

- MID TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- YARD TO REAR
- PARKING 2 SPACES TO FRONT
- SHED
- EPC RATING-







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ACCOMMODATION

HALLWAY
Having tiled floor, recessed lighting, ceiling cornicing, understair storage.

LOUNGE
14'10 x 12' (wp) (4.52m x 3.66m (wp))
Having fireplace, laminated wooden floor, ceiling cornicing.

KITCHEN
15'6 x 12'5 (wp) (4.72m x 3.78m (wp))
Having range of eye and low level units, hob, underoven, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, plumbed for dishwasher, tiling between units, tiled floor, ample dining space, french doors to rear, ceiling cornicing, recessed lighting.

UTILITY ROOM
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

DOWNSTAIRS WC
Having WC, WHB, 1/2 tiled walls, tiled floor.

FIRST FLOOR

LANDING
Having hotpress

MASTER BEDROOM
11'10 x 11'7 (to widest points) (3.61m x 3.53m (to widest points))
Having laminated wooden floor, built in wardrobes with sliding mirror doors.

EN-SUITE

BEDROOM (2)
11'11 x 10'6 (to widest points) (3.63m x 3.20m (to widest points))
Having wooden floor, 'Juliet balcony', built in wardrobes, sliding doors.

BEDROOM (3)
11'8 x 7'9 (to widest points) (3.56m x 2.36m (to widest points))
Having laminated wooden floor.

BATHROOM
Comprising bath, tiled walk in shower, WHB, WC, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES
Yard to rear
Shed

ESTIMATED ANNUAL RATES:
£1130 APPROX (NOVEMBER 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.