

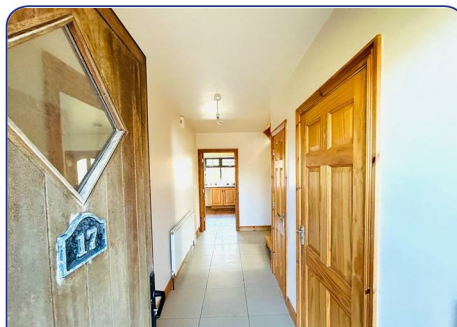
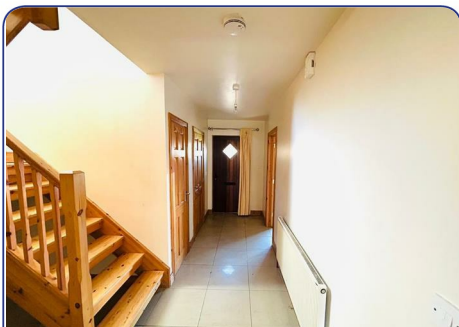
£165,000

**FOR SALE**



**17 Butlers Wharf, Derry, BT47 6SQ**

- SEMI DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- GARDENS TO FRONT AND REAR



### HALLWAY

Having cloaks cupboard, tiled floor.

### GUEST WHB & WC

Having WHB with tiling around, WC, tiled floor.

### LOUNGE

18'6 x 12 ( wp ) ( 5.64m x 3.66m ( wp ) )

Having fireplace, double doors to kitchen/dining,

Laminated wooden floor.

### KITCHEN/DINING

19'2 x 12( wp ) ( 5.84m x 3.66m( wp ) )

Having range of eye & low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob and electric under oven, stainless steel extractor hood, plumbed for washing machine, tiled floor.

### UTILITY ROOM

11 x 5'4 ( 3.35m x 1.63m )

Having low level units, single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, vented for tumble dryer.

### FIRST FLOOR

Having landing with hot press, laminated wooden floor.

### MASTER BEDROOM

13'11 x 11'2 ( wp ) ( 4.24m x 3.40m ( wp ) )

Having french doors, laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb with tiling around, wc , extractor fan.

### BEDROOM 2

11'1 x 9'4 ( 3.38m x 2.84m )

Having laminated wooden floor.

### BEDROOM 3

11 x 9 ( wp ) ( 3.35m x 2.74m ( wp ) )

Having laminated wooden floor.

### BEDROOM 4

10'11 x 8 ( 3.33m x 2.44m )

Having laminated wooden floor.

### BATHROOM

Comprising bath with tiling around, fully tiled walk in electric shower, whb with tiling around, wc, extractor fan.

### EXTERIOR FEATURES

Tarmac driveway to front and side.

Garden to rear bordered by fence.

**Agent: Daniel Henry (Waterside)**

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