

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

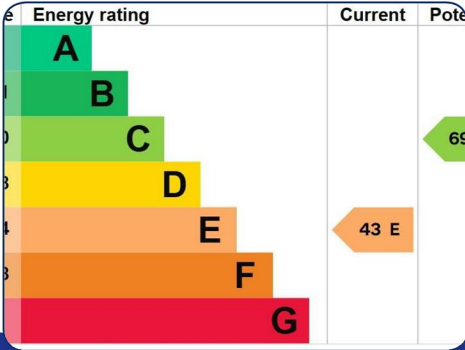
£180,000

FOR SALE

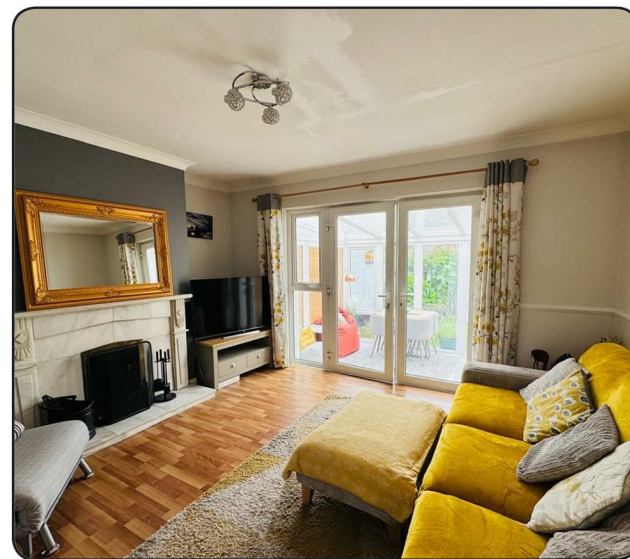
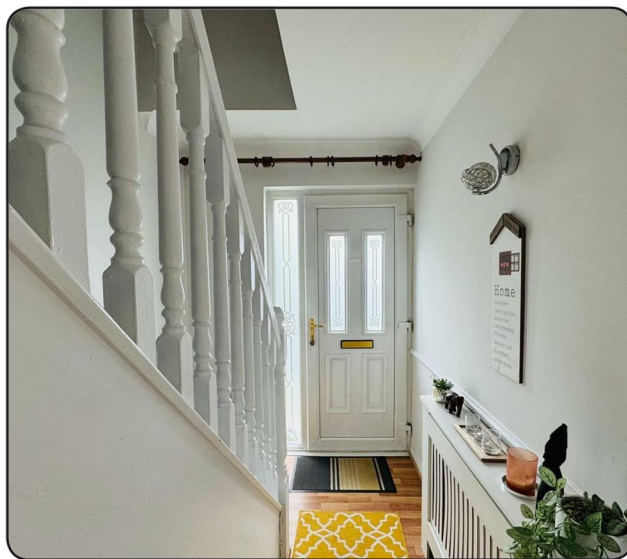


136 Rockfield, Derry, BT48 8AX

- SEMI DETACHED HOUSE
- 2 BEDROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, hotpress, understairs storage, ceiling cornicing and laminated wooden floor.

LOUNGE

14'1" x 12' wp (4.29m x 3.66m wp)

Having attractive fireplace, ceiling cornicing, laminated wooden floor, double doors to conservatory.

CONSERVATORY

9'10" x 8'1" (3.00m x 2.46m)

Having tiled floor with feature floor lighting, door to exterior.

KITCHEN

11'7" x 7'8" wp (3.53m x 2.34m wp)

Having range of eye and low level modern units, hob, underoven, stainless steel extractor hood, integrated fridge/freezer, plumbed for washing machine, breakfast bar, laminated wooden floor.

FIRST FLOOR

LANDING

Having recessed lighting.

BEDROOM 1

10'10" x 10'7" wp (3.30m x 3.23m wp)

Having laminated wooden floor, folding doors to bedrooms 2.

BEDROOM 2

8'11" x 6'8" (2.72m x 2.03m)

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb and wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawn to front stocked with mature plants and shrubs.

Neat lawn to rear bordered by wall, fence and gate. Stocked with mature plants and shrubs.

Paved patio area.

Garden shed

Tarmac driveway.

ESTIMATED ANNUAL RATES

£903.88 (AUG 2025)

