

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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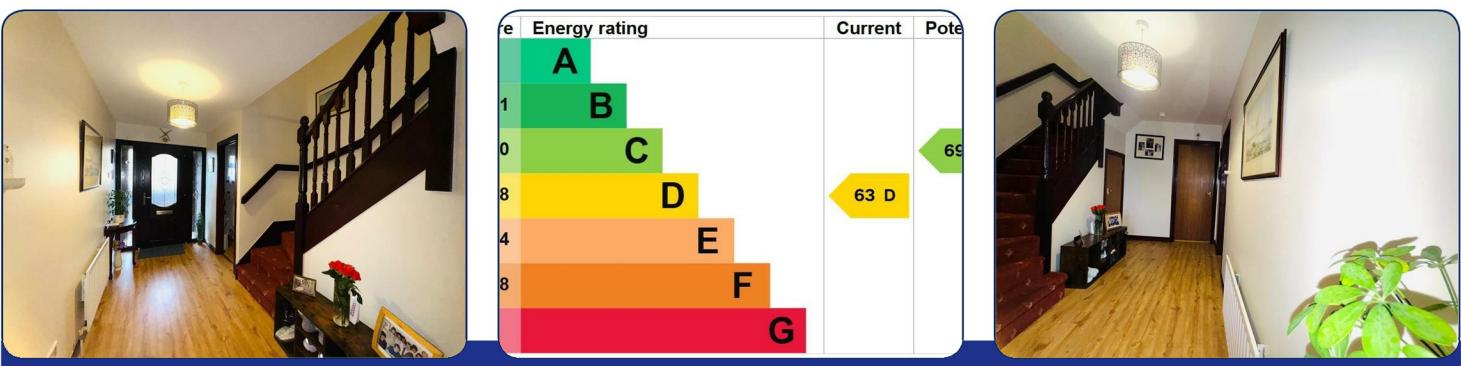
Daniel Henry
 ESTATE AGENTS

£210,000

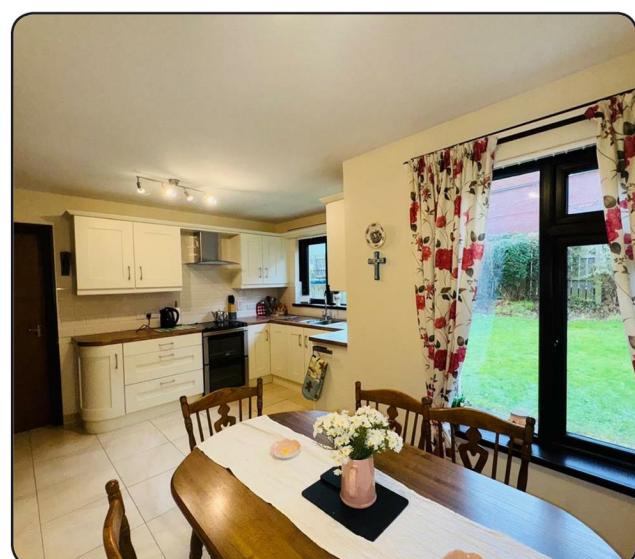


32 Old Mill Court, Derry, BT48 0JA

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- NEAT LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

GUEST WHB & WC

Having laminated wooden floor.

LOUNGE

14'9" x 11'10" (4.50m x 3.61m)

Having attractive fireplace and laminated wooden floor.

KITCHEN/DINING AREA

15'9" x 12'3" wp (4.80m x 3.73m wp)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, integrated fridge/freezer, tiled floor, ample dining space.

UTILITY ROOM

Having single drainer stainless steel sink unit with mixer taps, built in cupboards, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

12' x 11'8" (3.66m x 3.56m)

BEDROOM 2

11'11" x 11'7" (3.63m x 3.53m)

BEDROOM 3

9'4" x 8'5" (2.84m x 2.57m)

Having double built in wardrobe.

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, fully tiled walk in electric shower, porthole window.

EXTERIOR FEATURES

Neat lawns to front and rear.

Tarmac driveway.

Garden shed.

ESTIMATED ANNUAL RATES

£1341.25 (JAN 2026)

