

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.

£130,000

7 Dereen Drive, Derry, BT47 6UZ

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT & REAR DOORS
- LAWN TO FRONT & REAR
- SHED
- EPC RATING - D

Energy rating

A

B

C

D

E

F

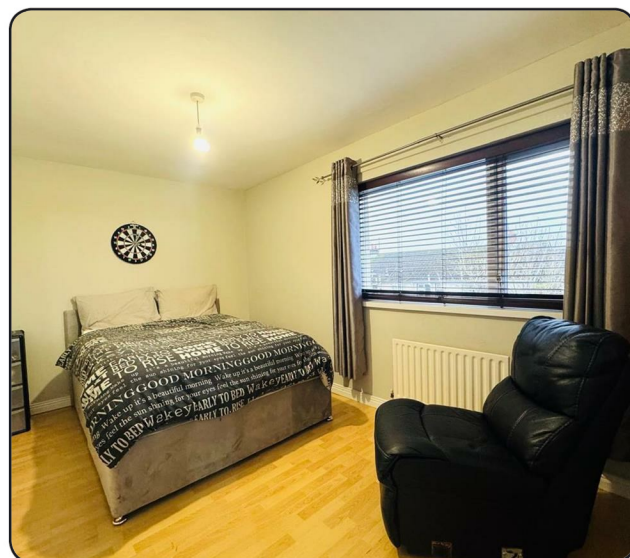
G

Current

58 D

Potential

68 E



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE/DINING AREA

21'10" x 11'9" wp (6.65m x 3.58m wp)

Having fireplace, French doors to rear.

KITCHEN AREA

11'6" x 11'2" (3.51m x 3.40m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, open display shelves, extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'4" x 12'11" (4.06m x 3.94m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

13'1" x 8'9" (3.99m x 2.67m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

9'6" x 8'2" (2.90m x 2.49m)

Having double built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with tiling around and electric shower over, shower screen, whb and wc.

EXTERIOR FEATURES

Lawn to front and rear.

Sheds to rear.

ESTIMATED ANNUAL RATES

£756.00 (FEB 2026)

