

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



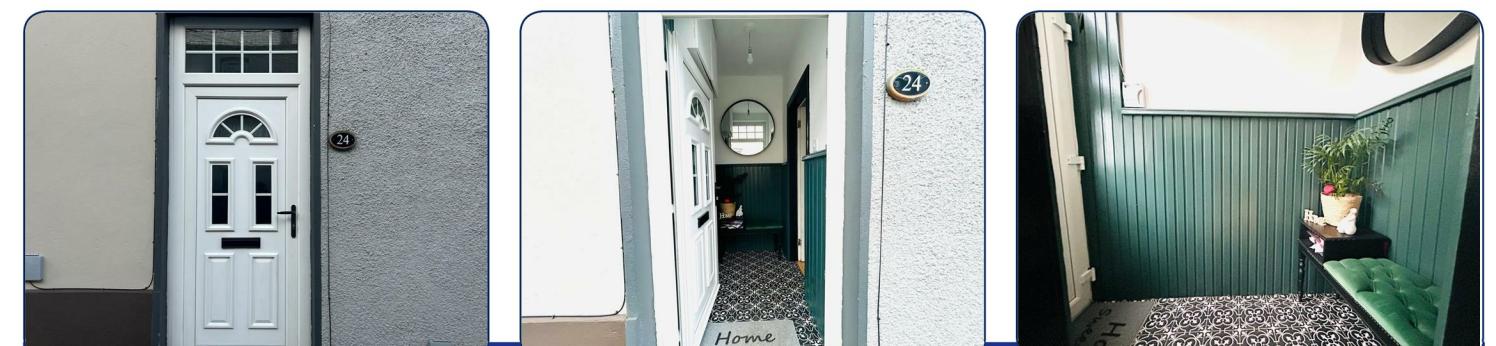
**Daniel Henry**  
ESTATE AGENTS

£125,000



24 Moore Street, Derry, BT47 2EY

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LARGE SHED TO REAR
- EPC RATING -

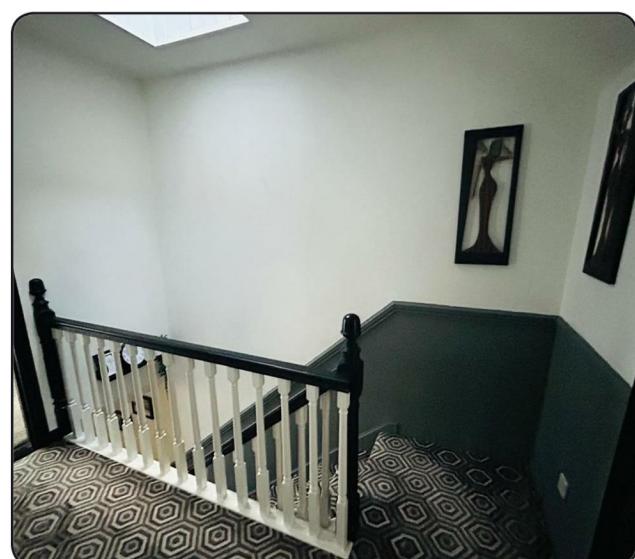


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## ACCOMMODATION

### VESTIBULE PORCH

Having 1/2 height wooden panelled walls.

### LOUNGE

20'4" x 11'3" wp (6.20m x 3.43m wp)

Having ornamental fireplace, understairs storage, wooden floor.

### KITCHEN/DINING AREA

13'9" x 11'7" (4.19m x 3.53m)

Having eye and low level units with concealed underlighting, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, feature lighting on kicker board, recessed lighting, tiled floor.

### FIRST FLOOR

#### LANDING

Having airing cupboard.

#### BEDROOM 1

15'9" x 10'4" wp (4.80m x 3.15m wp)

Having built in furniture.

#### BEDROOM 2

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

#### BEDROOM 3

11'6" x 5'7" (3.51m x 1.70m)

#### BATHROOM

Comprising bath with shower attachment to taps, fully tiled walk in electric shower, whb with mixer taps, wc, chrome radiator, fully tiled walls.

### EXTERIOR FEATURES

STEPS TO LARGE SHED 17'3" x 12'4" Having light and power points.

Concrete yard to rear.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£846.00 (FEB 2026)

