

£119,950

FOR SALE



4 Clifton Street, Derry, BT47 2BN

- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- CARPETS AND BLINDS INCLUDED IN SALE
- YARD TO REAR WITH ACCESS
- EPC RATING-
- SOLD AS SEEN



ACCOMMODATION

VESTIBULE

With tiled floor

HALLWAY

LOUNGE

20'11 x 10'9 (6.38m x 3.28m)

Having fireplace and understair storage

KITCHEN/DINING

15'5 x 8'4 (4.70m x 2.54m)

Having eye and low level units, 1 1/2 stainless steel sink unit with mixer taps, wired for cooker with extractor fan, plumbed for washing machine, integrated fridge freezer, fully panelled walls, space for fridge freezer

FIRST FLOOR

LANDING

Having airing cupboard

BEDROOM (1)

14'4 x 10'2 (4.37m x 3.10m)

BEDROOM (2)

10'4 x 8'8 (3.15m x 2.64m)

BEDROOM (3)

8'5 x 7'11 (2.57m x 2.41m)

BATHROOM

Comprising bath with electric shower over, WHB, WC, partly tiled walls, tiled floor

EXTERIOR FEATURES

Yard to rear with steps leading to mews lane

ESTIMATED ANNUAL RATES

£855 (June 2026)

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