

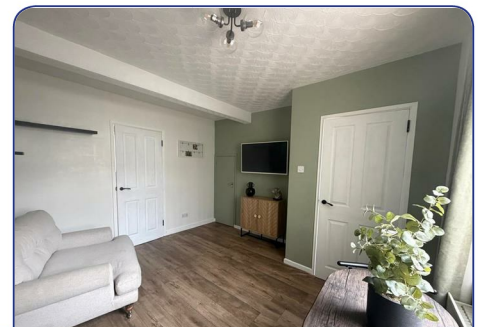
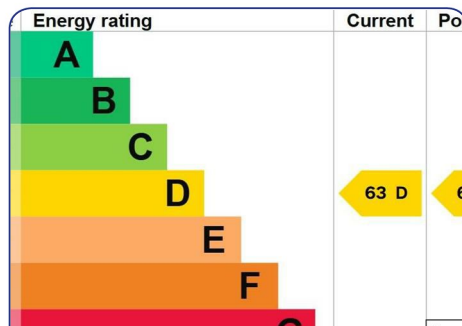
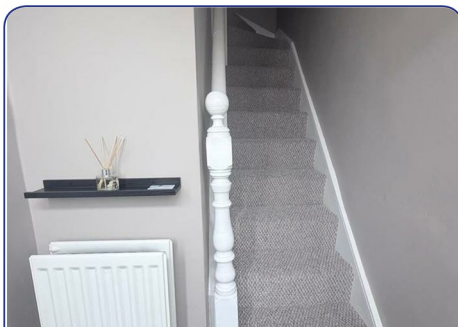
£110,000

**FOR SALE**



24 Roulston Avenue, L'derry, BT47 6EW

- MID TERRACE HOUSE
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- RECENTLY MODERNISED
- EPC RATING - D
- CARPETS AND BLINDS INCLUDED IN SALE



## ACCOMMODATION

### HALLWAY

Having lamiate wooden floor

### LOUNGE

12'4" x 11'1 (3.76m x 3.38m)

Having laminate wooden floor, understairs storage.

### KITCHEN

14'1" x 6'1" (4.29m x 1.85m)

Having eye and low level modern units, stainless steel sink unit with mixer taps, hob, underoven plumbed for washing machine.

## FIRST FLOOR

### BEDROOM 1

13'10" x 9' (to widest points) (4.22m x 2.74m (to widest points))

Having built in wardrobes with sliding mirrored doors.

### BEDROOM 2

9'6" x 7'11" wp (2.90m x 2.41m wp)

Having hotpress.

### BATHROOM

Comprising bath, whb and wc.

## EXTERIOR FEATURES

Yard to front bordered by wall and gate.

Yard to rear with access to mews.

## ESTIMATED ANNUAL RATES

£586.00 (JULY 2026)

**Agent: Daniel Henry (Waterside)**

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