

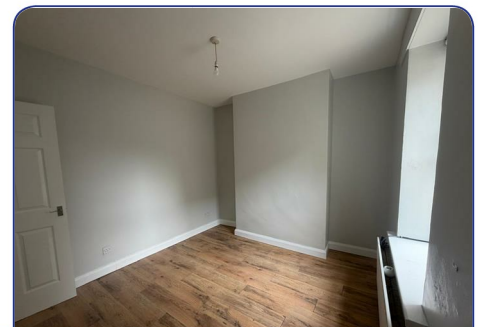
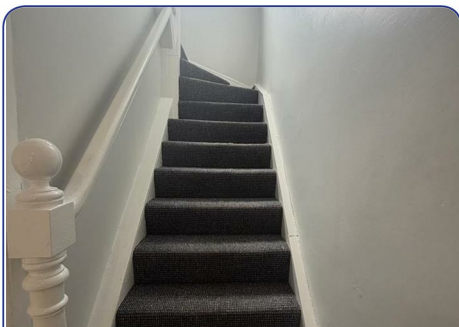
£115,000

**FOR SALE**



26 Miller Street, Derry, BT48 6SU

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CONCRETE YARD TO REAR WITH ACCESS
- CARPETS & BLINDS INCLUDED IN SALE
- CHAIN FREE
- EPC RATING



## ACCOMMODATION

## ESTIMATED ANNUAL RATES

£916 APPROX (JULY 2026)

### HALLWAY

Having laminated wooden floor.

### LOUNGE

11'4 x 10'3 (3.45m x 3.12m)

Having laminated wooden floor.

### FAMILY ROOM

10'8 x 10'1 (3.25m x 3.07m)

Having laminated wooden floor.

### KITCHEN

10'9 x 5'6 (3.28m x 1.68m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, stainless steel extractor hood, tiling between units, tiled floor.

### REAR HALLWAY

Having tiled floor.

### SHOWER ROOM

Comprising fully tiled walk in shower, WHB, WC, 1/2 tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Having hot press

#### BEDROOM (1)

13'10 x 10'2 (4.22m x 3.10m)

Having laminated wooden floor.

#### BEDROOM (2)

10'1 x 8'7 (to widest points) (3.07m x 2.62m (to widest points))

Having laminated wooden floor.

### EXTERIOR FEATURES

Concrete yard to rear with access

**Agent: Daniel Henry (Waterside)**

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