

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£74,950

FOR SALE



96 Gortin Meadows, Londonderry, BT47 2TY

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
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www.danielhenry.co.uk

- MID TERRACE HOUSE
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING B

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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.

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	Current	Potential
Client - lower running costs		
plus		
91	82	84
80		
68		
54		
38		
0		
Client - higher running costs		



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ACCOMMODATION

HALL

Having tiled floor.

LOUNGE

16' x 15'1 (To Widest Points)

Having ornamental fireplace.

KITCHEN

15'1" X 8'5"

Having range of eye and low level units, gas hob, electric underoven, stainless steel extractor hood, integrated fridge freezer, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

DOWNSTAIRS WHB & WC

FIRST FLOOR

Landing having storage cupboard.

BEDROOM (1)

11'11" x 8'3"

BEDROOM (2)

12'7" x 8'2" (To Widest Points)

BEDROOM (3)

7'7" x 6'9"

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, shower screen, tiled floor.

EXTERIOR FEATURES

Garden to rear.

