

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel  
Henry**  
ESTATE AGENTS

£80,000

**FOR SALE**



**25 Marianus Park, Derry / Londonderry, BT48 0QT**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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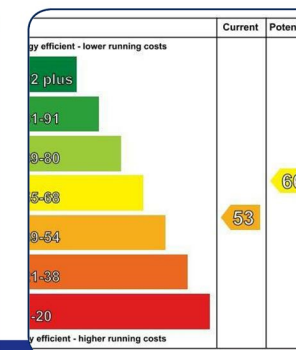
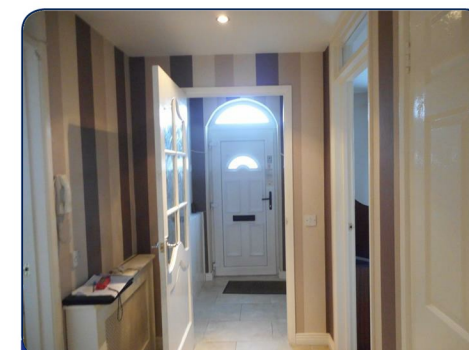
- MID TERRACE BUNGALOW
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- YARD TO REAR
- EPC RATING E

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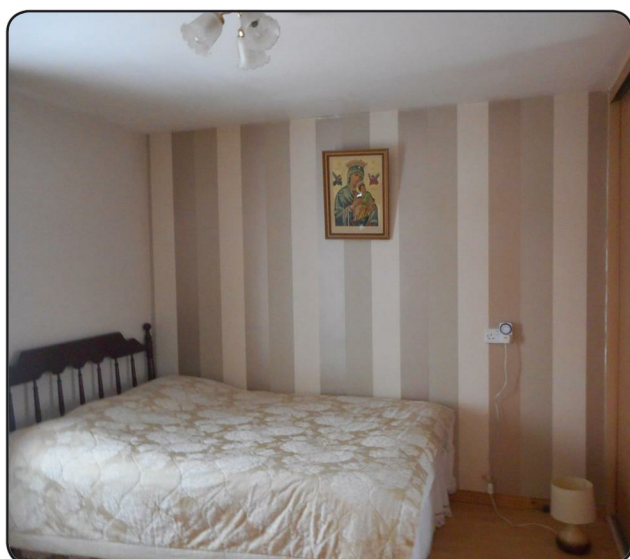
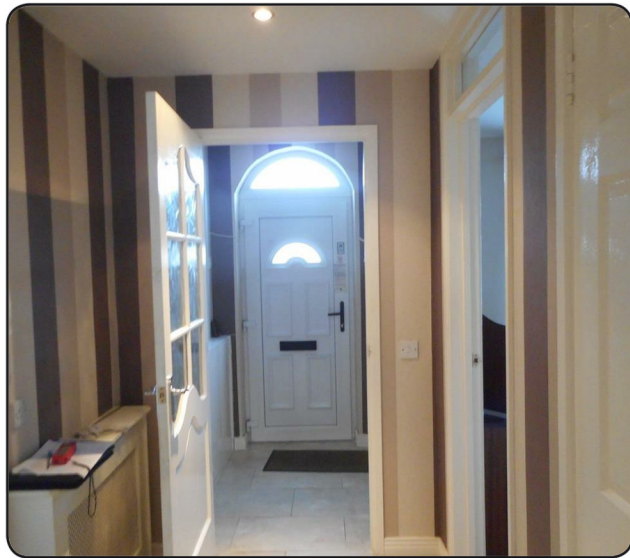
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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having hotpress, tiled floor.

### LOUNGE

12'11" x 10'8" (3.94m x 3.25m )

Having tiled fireplace with carved mahogany surround, picture light, laminated wooden floor.

### KITCHEN

11'7" x 10'10" (3.53m x 3.30m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, matching pelmet over window, hob and underoven, extractor hood, integrated fridge / freezer, ample dining space, tiled floor.

### UTILITY PORCH

Having eye and low level units, plumbed for washing machine, laminated wooden floor.

### BEDROOM 1

10'10" x 9'8" (3.30m x 2.95m )

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

### BEDROOM 2

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

Having laminated wooden floor.

### SHOWER ROOM

Comprising tiled walk in electric shower, whb and wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Paved yard to rear with access to side.