

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel**  
**Henry**  
ESTATE AGENTS

£62,500

FOR SALE

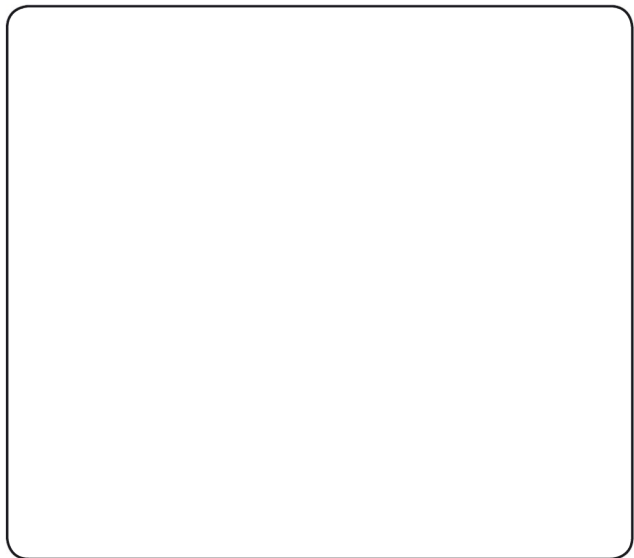
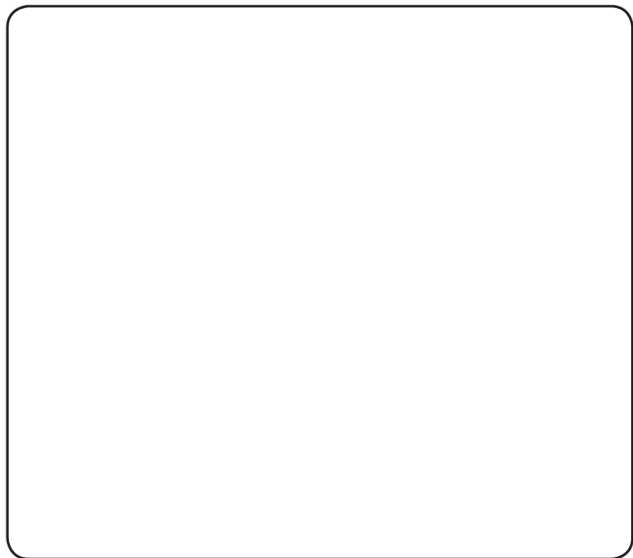
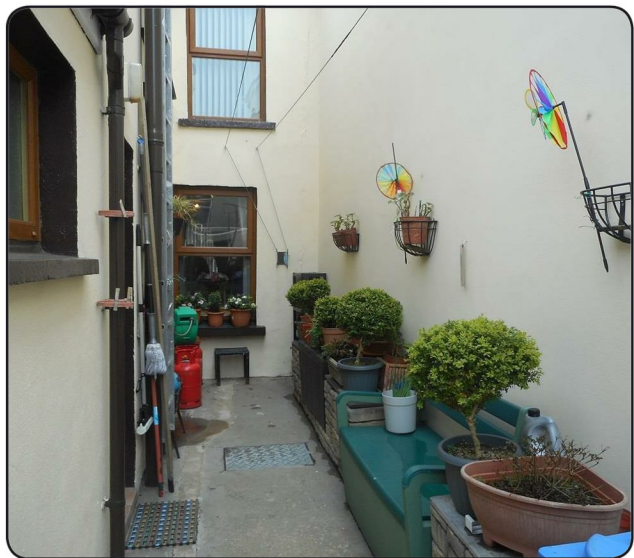


3 Emerson Street, Derry/Londonderry, BT47 6EL

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS DOWNSTAIRS



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having 1/2 height wooden panelled walls, tiled floor.

**HALLWAY**

Having laminated wooden floor.

**LOUNGE / DINING AREA**

19'6" x 13'1" (5.94m x 3.99m )

Having magnificent marble fireplace with cast iron inset.

**KITCHEN**

11'4" x 6'10" (3.45m x 2.08m)

Having eye and low level units, tiling between units, matching window pelmet, ducted extractor canopy, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, recessed ceiling lighting, tiled floor.

**REAR HALLWAY**

Having cloaks cupboard, tiled floor.

**SHOWER ROOM**

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

**FIRST FLOOR**

Landing having hotpress and storage cupboard.

**BEDROOM 1**

13'4" x 9'10" ( 4.06m x 3.00m )

Having wall light points.

**BEDROOM 2**

9'10" x 7'6" (3.00m x 2.29m)

Having built in wardrobes.

**BEDROOM 3**

11'1" x 6'11 (3.38m x 2.11m)

**EXTERIOR FEATURES**

Concrete yard to rear with fuel store and shed.

Access to mews lane.