

£99,950

FOR SALE



2 Sandringham Drive, Derry/Londonderry, BT47 2PQ

- SEMI DETACHED HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- EPC RATING F
- SOLD AS SEEN



ACCOMMODATION

HALLWAY

Having telephone point, wooden floor.

LOUNGE

14'1" x 13'3" (4.29m x 4.04m)

Having fireplace with wooden surround, tiled hearth and inset, wooden floor, double doors to Dining room.

DINING ROOM

11'4" x 9'10" (to widest points) (3.45m x 3.00m (to widest points))

Having wooden floor.

KITCHEN

8'1" x 5'11" (2.46m x 1.80m)

Having eye and low level units, tiling between, single drainer stainless steel sink unit, gas hob, electric underoven, extractor hood, space for fridge/freezer.

WET ROOM

Comprising of walk in electric shower, WHB, WC, pvc cladding to walls, extractor fan.

LEAN TO

Plumbed for washing machine.

FIRST FLOOR

Landing having laminated wooden floor.

BEDROOM (1)

11'9" x 11'1" (3.58m x 3.38m)

Having built in wardrobes, WHB, wooden floor.

BEDROOM (2)

11' x 10'2" (to widest points) (3.35m x 3.10m (to widest points))

Having hotpress, wooden floor.

BEDROOM (3)

8'6" x 7'10" (2.59m x 2.39m)

BATHROOM

Comprising of bath with shower attached to taps, WHB, WC, tiling around, extractor fan, storage cupboard.

EXTERIOR FEATURES

Pebbled area to front enclosed by wall.

Concrete driveway.

Garden area to rear enclosed by fence.

Paved patio to rear.

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