

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

Daniel
Henry
ESTATE AGENTS

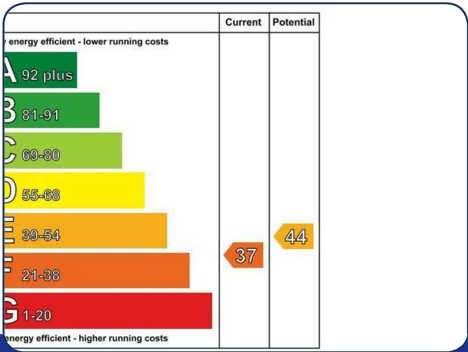
£115,000

FOR SALE

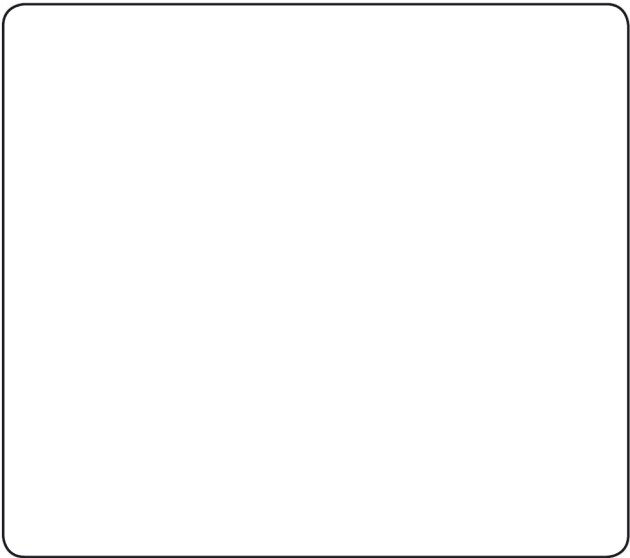
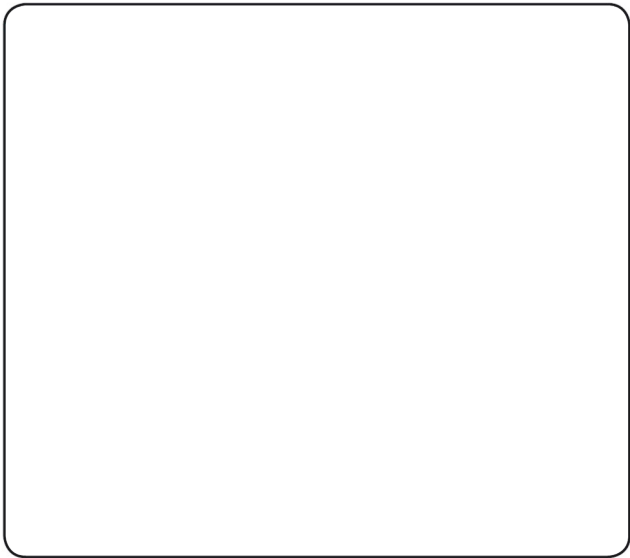
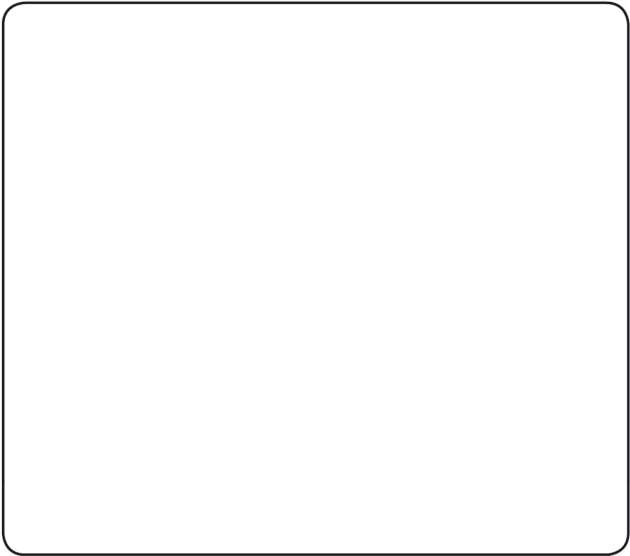


23 Rosstown Gardens, Derry/Londonderry, BT47 5PW

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PARTLY DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- REQUIRES MODERNISATION
- LAWNS TO FRONT AND REAR
- CUL-DE-SAC LOCATION
- AWAITING EPC



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ACCOMMODATION

VESTIBULE HALL

LOUNGE

15'10" x 11'10" (4.83m x 3.61m)
Having tiled fireplace with extended side shelves.

FAMILY ROOM

11'7" x 8'5" (3.53m x 2.57m)
Having french doors

KITCHEN

17'7" x 12' (5.36m x 3.66m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, hob, oven, part wall tiling, tiled floor

BEDROOM (1)

13'8" x 8'10" (4.17m x 2.69m)

BEDROOM (2)

10'5" x 8'10" (3.18m x 2.69m)

BEDROOM (3)

14'6" x 6'9" (to widest points) (4.42m x 2.06m (to widest points))

SHOWER ROOM

Comprising walk in electric shower, WHB, WC, fully tiled walls and floor

EXTERIOR FEATURES

Neat lawns to front and rear stocked with mature plants and trees.
Walled to front with double entrance gates

DETACHED GARAGE

Having up and over doors, light and power points