

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£104,950

FOR SALE



26 Sutton Gardens, Derry/Londonderry, BT47 5HP

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- EPC RATING - F

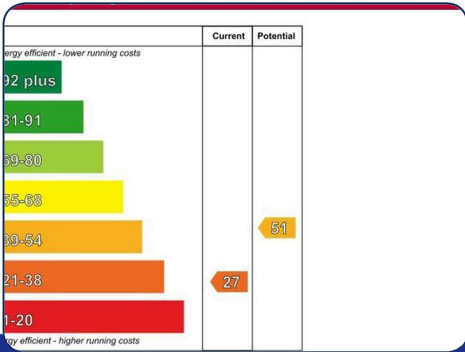
VIEWING STRICTLY BY APPOINTMENT ONLY

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ACCOMMODATION

HALLWAY

Having cloaks cupboard, laminated wooden floor.

LOUNGE

13'5" x 11'2" (4.09m x 3.40m)

Having attractive fireplace with matching overmantle, laminated wooden floor, archway to Dining.

DINING

9'11" x 8'9" (3.02m x 2.67m)

Having laminated wooden floor.

KITCHEN

11'2" x 8'8" (3.40m x 2.64m)

Having low range of eye and low level units, tiling between units, 1 1/2 single drainer stainless steel sink unit with mixer taps, plumbed for dishwasher and washing machine, space for fridge/freezer, integrated hob and underoven, extractor hood, laminated wooden floor.

FIRST FLOOR

Landing

BEDROOM (1)

12'11" x 9'1" (3.94m x 2.77m)

Having laminated wooden floor.

BEDROOM (2)

10'11" x 10'0" (to widest points) (3.33m x 3.07m (to widest points))

Having built in wardrobes, laminated wooden floor.

BEDROOM (3)

7'9" x 7'8" (2.36m x 2.34m)

Having built in wardrobes, laminated wooden floor.

BATHROOM

Comprising of bath with electric shower over, WHB, WC, partly tiled walls, hotpress, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 18'9" X 15'5" Having electric up and over door, side door and window, light and power points.

Garden to front and side enclosed by wall.

Concrete driveway to rear.

Outside light and tap.