

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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

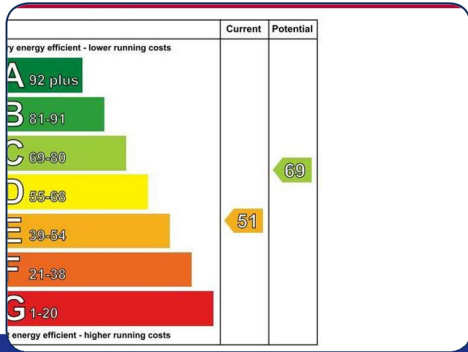
£75,000

FOR SALE

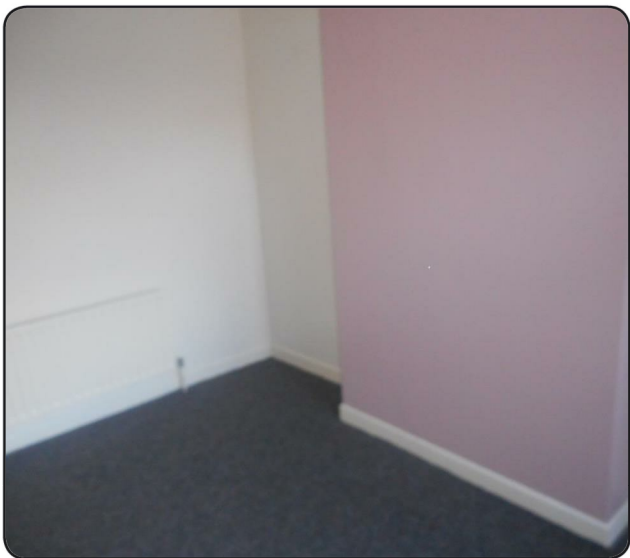


20 Hawthorn Terrace, Derry/Londonderry, BT48 0DT

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- EPC RATING E



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## ACCOMMODATION

### VESTIBULE PORCH

#### HALLWAY

Having laminated wooden floor.

#### LOUNGE

11'3" x 10'11" (to widest points) (3.43m x 3.33m (to widest points))  
Having fireplace with mahogany surround with tiled hearth and inset, laminated wooden floor.

#### FAMILY ROOM

11'5" x 11'4" (to widest points) (3.48m x 3.45m (to widest points))  
Having ornamental fireplace, understair storage.

#### KITCHEN

7'10" x 9'6" (2.39m x 2.90m)  
Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit, plumbed for washing machine, integrated hob and underoven, space for fridge/freezer, extractor hood.

#### REAR HALLWAY

Having cloaks cupboard, tiled floor.

#### BATHROOM

Comprising of bath with electric shower over, WHB, WC, fully tiled walls, tiled floor.

#### FIRST FLOOR

Landing having hotpress.

#### BEDROOM (1)

14'5" x 11'4" (to widest points) (4.39m x 3.45m (to widest points))  
Having laminated wooden floor.

#### BEDROOM (2)

11'5" x 8'11" (to widest points) (3.48m x 2.72m (to widest points))

#### BEDROOM (3)

9'7" x 7'11" (2.92m x 2.41m)  
Having laminated wooden floor.

#### EXTERIOR FEATURES

Concrete yard to rear.  
Access to mews.  
Outside light.