

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£59,950

**FOR SALE**



**7 Moore Street, Derry/Londonderry, BT47 2EY**

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

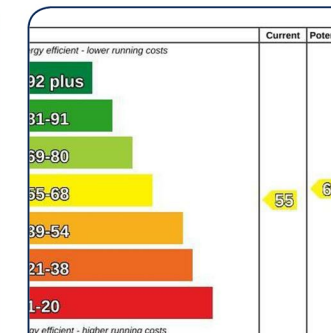
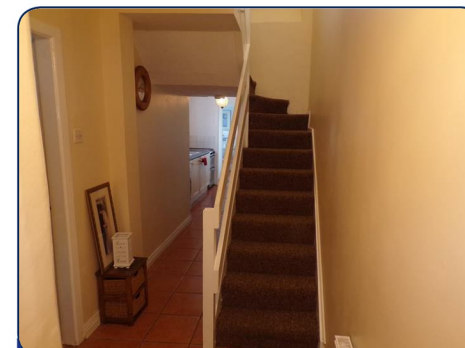
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ESTATE AGENTS

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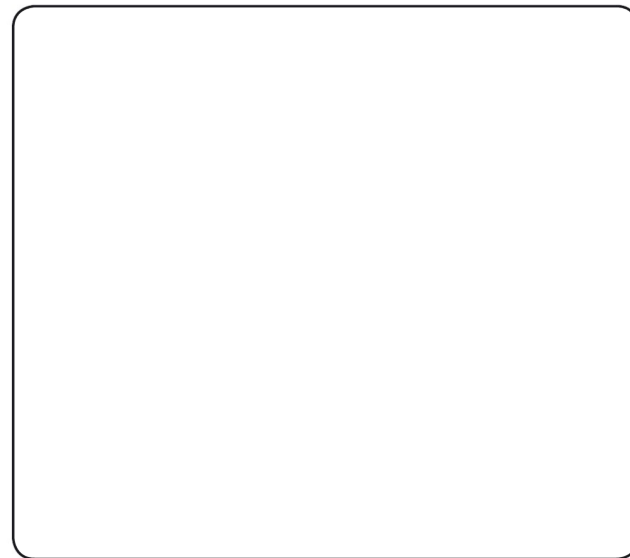
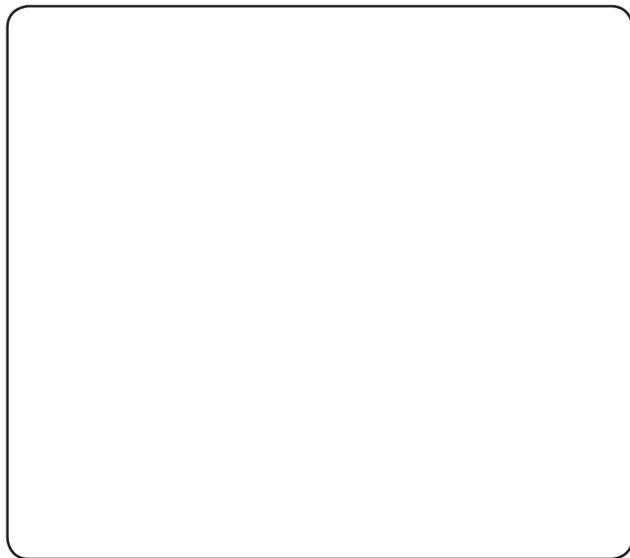
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good 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.

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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having tiled floor.

### LOUNGE

11'9" x 10' (to widest points) (3.58m x 3.05m (to widest points))  
Having laminated wooden floor.

### FAMILY ROOM/BEDROOM

10'4" x 9'1" (to widest points) (3.15m x 2.77m (to widest points))  
Having laminated wooden floor.

### KITCHEN

9'10" x 6'10" (3.00m x 2.08m)

Having range of eye and low level units, part tiling between, single drainer stainless steel sink unit, space for fridge/freezer, plumbed for washing machine, wired for cooker, tiled floor.

### REAR HALLWAY

Having cloaks cupboard, tiled floor.

### BATHROOM

Comprising of bath with tiling around, shower attached to taps, WHB, WC, partly tiled walls, tiled floor.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (1)

15'1" x 10'6" (to widest points) (4.60m x 3.20m (to widest points))

### BEDROOM (2)

10'3" x 9'11" (to widest points) (3.12m x 3.02m (to widest points))

### EXTERIOR FEATURES

Concrete yard to rear.

Outside light.