

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£79,950

**FOR SALE**



**41 Sheelin Park, Derry/Londonderry, BT48 0PD**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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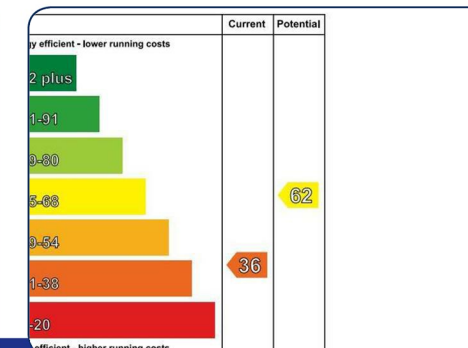
- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC FRONT & REAR DOORS
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - F
- SOLD AS SEEN



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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.
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## ACCOMMODATION

### HALLWAY

### LOUNGE

13'4" x 11'5" (to widest points) (4.06m x 3.48m (to widest points))  
Having fireplace.

### KITCHEN / DINING AREA

17'8" x 11'5" (5.38m x 3.48m)  
Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for fridge / freezer, understairs storage, tiled floor.

### DOWNSTAIRS WHB & WC

### FIRST FLOOR

### LANDING

Having hotpress, storage cupboard, laminated wooden floor.

### BEDROOM 1

11'5" x 9'9" (3.48m x 2.97m)  
Having built in wardrobe.

### BEDROOM 2

11'5" x 11'5" (3.48m x 3.48m)  
Having built in wardrobe.

### BEDROOM 3

8'8" x 7'2" (2.64m x 2.18m)  
Having laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over and tiling around, whb with tiling around, wc, tiled floor.

### EXTERIOR FEATURES

Garden to front.

Garden to rear enclosed by wall.

Access to mews.