

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£160,000

**FOR SALE**



**6 Copperfield Mews, Derry/Londonderry, BT47 5DF**

- SEMI DETACHED HOUSE
- 5 BEDROOMS / 2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS (except velux)
- PANELLED INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- MOSTLY WOODEN FLOORS THROUGHOUT
- GARAGE
- EPC RATING E

**VIEWING STRICTLY BY APPOINTMENT ONLY**

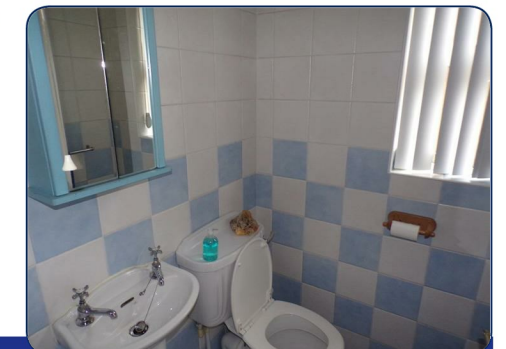
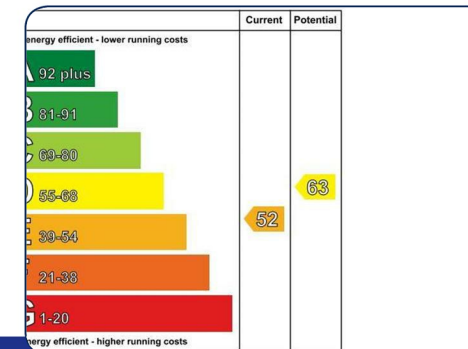
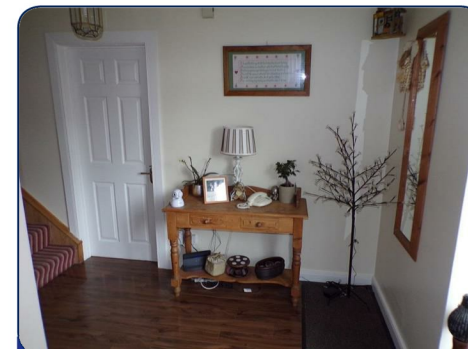
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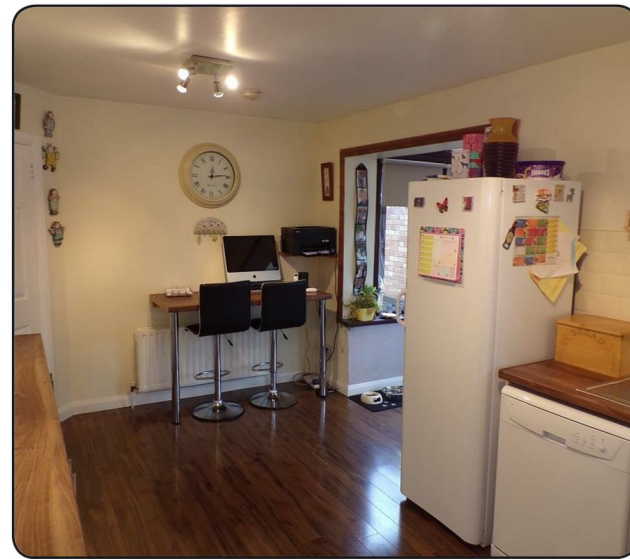
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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**ACCOMMODATION**

**HALLWAY**

Having telephone point and laminated wooden floor.

**DOWNSTAIRS WHB & WC**

Having whb and wc, fully tiled walls, tiled floor.

**LOUNGE / DINING AREA**

21'6" x 14'7" (to widest points) (6.55m x 4.45m (to widest points))

Having attractive fireplace, ceiling cornicing and centre rose, understairs storage and laminated wooden floor.

**KITCHEN**

16'3" x 9'7" (4.95m x 2.92m)

Having eye and low level units with concealed lighting under, tiling between units, wired for cooker, extractor hood, space for fridge / freezer, plumbed for washing machine, breakfast bar, laminated wooden floor.

**CONSERVATORY**

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

Having French doors and laminated wooden floor.

**LANDING**

Having hotpress, storage cupboard, laminated wooden floor.

**FIRST FLOOR**

**MASTER BEDROOM**

11'8" x 11'8" (to widest points) (3.56m x 3.56m (to widest points))

Having built in wardrobes and laminated wooden floor.

**EN-SUITE**

Comprising fully tiled walk in electric shower, whb and wc, extractor fan, fully tiled walls, tiled floor.

**BEDROOM 2**

9'9" x 9'7" (2.97m x 2.92m)

Having built in wardrobes with sliding doors, laminated wooden floor.

**BEDROOM 3**

9'8" x 9'5" (2.95m x 2.87m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath with electric shower over, whb and wc, extractor fan, fully tiled walls, tiled floor.

**SECOND FLOOR**

**LANDING**

Having laminated wooden floor.

**BEDROOM 4**

16'1" x 9'2" (to widest points) (4.90m x 2.79m (to widest points))

Having laminated wooden floor.

**BEDROOM 5**

12' x 8'6" (to widest points) (3.66m x 2.59m (to widest points))

Having laminated wooden floor.

**EXTERIOR FEATURES**

GARAGE 18'10" x 14'3" Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, light and power points, PVC side window & double doors. roller door to front, slingsby ladder leading to attic.

Paved patio to rear.

Tarmac driveway.

Outside light and tap.

