

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£79,950

**FOR SALE**



**14 Mary Street, Londonderry, BT48 6SX**

- MID TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOOR
- PANELLED INTERNAL DOORS DOWNSTAIRS
- EPC RATING E

**VIEWING STRICTLY BY APPOINTMENT ONLY**

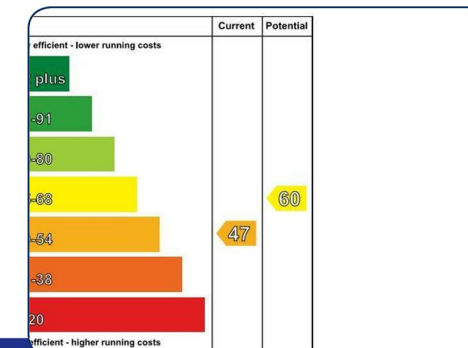
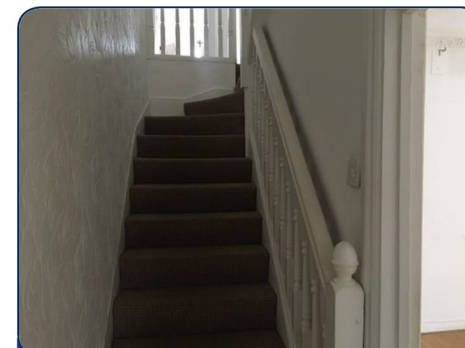
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## ACCOMMODATION

### VESTIBULE PORCH

Having laminated wooden floor.

### HALLWAY

Having ceiling cornicing, laminated wooden floor.

### LOUNGE/DINING

20'9" x 11'11" (to widest points) (6.32m x 3.63m (to widest points))  
Having fireplace, ceiling cornicing, laminated wooden floor.

### KITCHEN/DINING

19'10" x 9' (6.05m x 2.74m)  
Having range of eye and low level units, tiling between, plumbed for washing machine, wired for cooker, space for fridge/freezer, stainless steel extractor hood, understair storage, tiled floor.

### FIRST FLOOR

Landing having hotpress, ceiling cornicing.

### BEDROOM (1)

12'3" x 10'11" (3.73m x 3.33m)  
Having wall to wall wardrobes, laminated wooden floor.

### BEDROOM (2)

13'9" x 8'10" (to widest points) (4.19m x 2.69m (to widest points))  
Having laminated wooden floor.

### BEDROOM (3)

10'11" x 7'10" (3.33m x 2.39m)  
Having built in furniture, laminated wooden floor.

### BATHROOM

Comprising of bath, WC, WHB, fully tiled walk in electric 'Triton' shower, fully tiled walls and floor.

### EXTERIOR FEATURES

Concrete yard to rear.