

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



18 Iona Court, Derry/Londonderry, BT48 6LG

VIEWING STRICTLY BY APPOINTMENT ONLY

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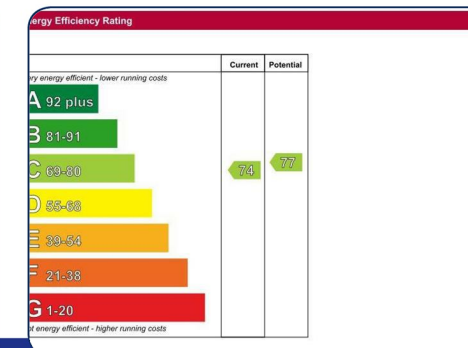
- MID TERRACE HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- SOLD AS SEEN
- EPC RATING C

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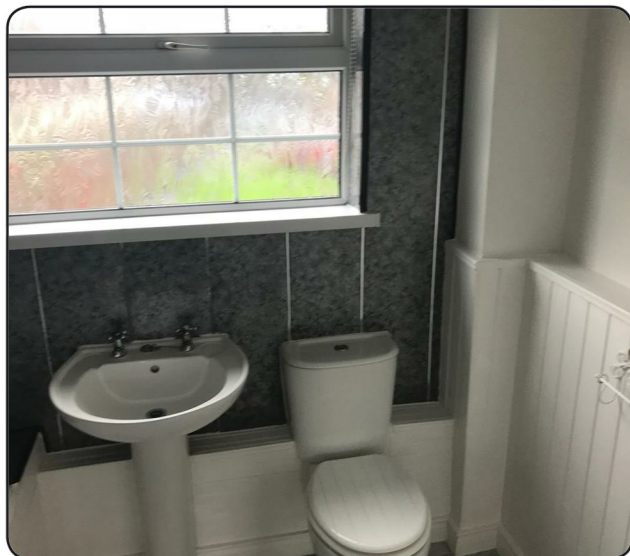
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ACCOMMODATION

VESTIBULE PORCH

having tiled floor (having tiled floor)

HALLWAY

Having laminated wooden floor.

LOUNGE

13'4" x 11'6" (to widest points) (4.06m x 3.51m (to widest points))
Having fireplace, laminated wooden floor.

KITCHEN/DINING

17'7" x 11'6" (5.36m x 3.51m)
Having range of eye and low level units, tiling between, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine. integrated hob and underoven, extractor hood, space for fridge freezer, understair storage, tiled floor.

REAR HALLWAY

Having tiled floor.

DOWNSTAIRS WHB & WC

Having PVC cladding to walls, tiled floor.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

11'6" x 10'3" (3.51m x 3.12m)
Having built in wardrobe.

BEDROOM (2)

11'6" x 9'9" (3.51m x 2.97m)
Having built in wardrobes.

BEDROOM (3)

8'8" x 7'1" (2.64m x 2.16m)
Having built in wardrobe.

BATHROOM

Comprising of bath with PVC cladding, electric shower over, WHB, WC, half panelled walls, tiled floor.

EXTERIOR EFATURES

Concrete yard to front enclosed by fence.
Paved patio area to rear enclosed by wall.
Access to mews.