

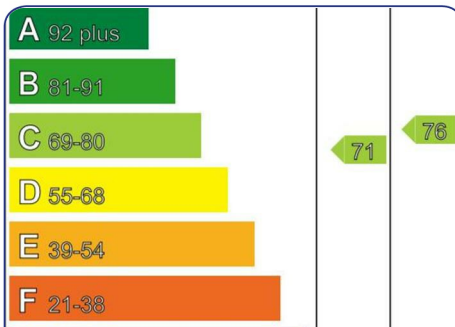
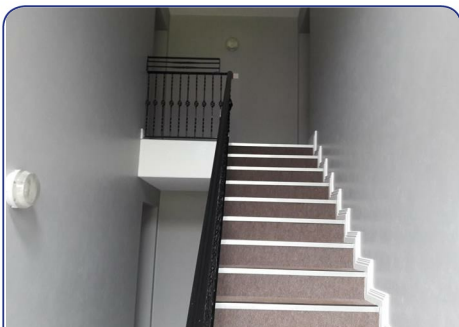
£82,500

**FOR SALE**



4 Old School Field, Londonderry, BT47 3GX

- FIRST FLOOR APARTMENT
- 2 BEDROOMS / 1 RECEPTION
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - C
- SOLD AS SEEN



## ACCOMMODATION

### HALLWAY

Having storage cupboard.

### LOUNGE

15'8" x 15'1" (to widest points) (4.78m x 4.60m (to widest points))

Having attractive fireplace, doors leading to balcony, recessed lighting, ceiling cornicing.

### KITCHEN / DINING AREA

12'4" x 9'9" (3.76m x 2.97m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, space for fridge / freezer, plumbed for washing machine, space for tumble dryer, tiled floor.

### BEDROOM 1

12'5" x 11'4" (to widest points) (3.78m x 3.45m (to widest points))

Having built in furniture and double doors leading to balcony.

### BEDROOM 2

11'4" x 9'4" (to widest points) (3.45m x 2.84m (to widest points))

Having built in furniture.

### BATHROOM

Comprising bath with tiling around, whb vanity unit, wc, fully tiled walk in electric shower, extractor fan, tiled floor.

### EXTERIOR FEATURES

Communal Parking Area to Front.

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