

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

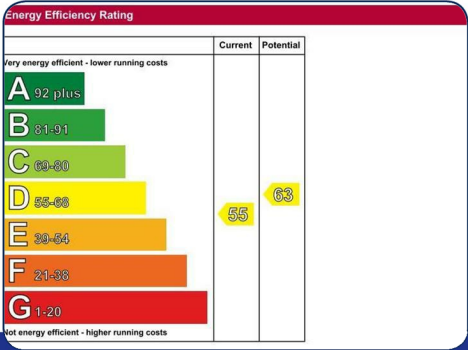
£115,000

FOR SALE



16 Rosstown Gardens, Derry/Londonderry, BT47 5PW

- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- BLINDS INCLUDED IN SALE
- REQUIRES MODERNISATION
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having storage cupboard.

LOUNGE

16'4" x 10'8" (4.98m x 3.25m)

Having tiled fireplace and hearth.

KITCHEN

11'9" x 8'7" (3.58m x 2.62m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for electric cooker, hotpress.

REAR PORCH

Plumbed for washing machine.

BEDROOM 1

14'2" x 8'11" (4.32m x 2.72m)

BEDROOM 2

10'3" x 6'9" (3.12m x 2.06m)

Having laminated wooden floor.

BEDROOM 3

10'4" x 8'10" (3.15m x 2.69m)

BATHROOM

Comprising bath with shower over, whb and wc, fully tiled walls.

EXTERIOR FEATURES

Carport leading to Garage.

GARAGE 16' x 8'11" Having up and over door, light and power points.

Lawn to front bordered by hedge and wall and stocked with plants.

Tarmac driveway enclosed by double entrance gates.

Lawn to rear bordered by hedge and enclosed by gate.