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DAVIS R J KERNOHAN  
CERT CII (MP)  
MORTGAGE BROKER





£125,000

FOR SALE



5 Earls Court, Derry/Londonderry, BT47 6FH

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

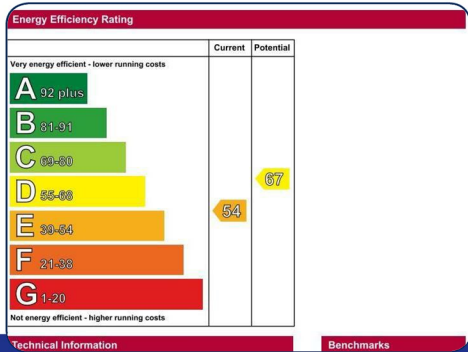
Agent:



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## ACCOMMODATION

### HALLWAY

Having understairs storage and laminated wooden floor.

### LOUNGE / DINING AREA

22'10" x 13'3" (to widest points) (6.96m x 4.04m (to widest points))

Having attractive fireplace and laminated wooden floor.

### KITCHEN

11'2" x 8'8" (3.40m x 2.64m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, stainless steel extractor hood, plumbed for washing machine and dishwasher, space for tumble dryer.

### FIRST FLOOR

#### LANDING

Having hotpress and laminated wooden floor.

#### BEDROOM 1

14'5" x 9'9" (to widest points) (4.39m x 2.97m (to widest points))

Having laminated wooden floor.

#### BEDROOM 2

12'11" x 8'6" (3.94m x 2.59m)

Having laminated wooden floor.

#### BEDROOM 3

8'1" x 7'11" (2.46m x 2.41m )

Having built in wardrobe and laminated wooden floor.

### BATHROOM

Comprising bath with electric over, whb and wc, fully tiled around bath, remaining walls 1/2 tiled floor.

### EXTERIOR FEATURES

Neat lawns to front and rear.

Enclosed to rear by fence and gate.

Driveway to rear.

