

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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DAVIS R J KERNOHAN  
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MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel Henry**  
ESTATE AGENTS

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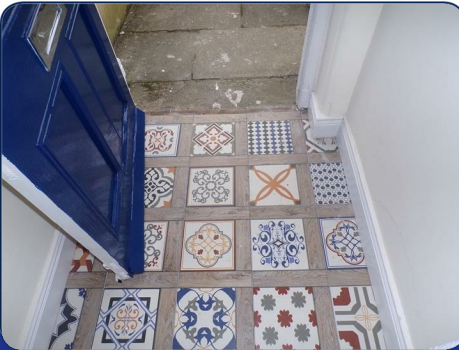
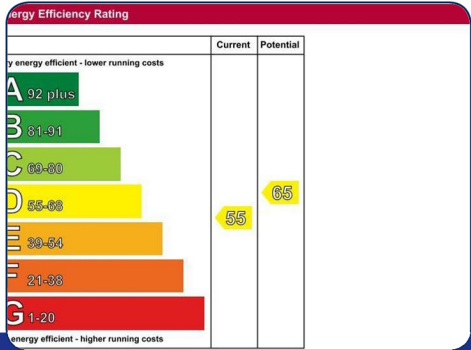
£152,000

**FOR SALE**



20 Marlborough Street, Derry/Londonderry, BT48 9AY

- MID TERRACE HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC BACK DOOR
- CARPETS INCLUDED IN SALE
- RECENTLY MODERNISED
- EPC RATING - D



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having understairs storage.

### LOUNGE

13'5" x 11'3" (4.09m x 3.43m)

Having ceiling cornicing and centre rose, picture rail, built in cupboards.

### FAMILY ROOM

11'6" x 10'11" (3.51m x 3.33m)

### KITCHEN

15'1" x 7'3" (4.60m x 2.21m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, hob and oven, extractor hood.

## FIRST FLOOR

### BATHROOM

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

### BEDROOM 1

18'2" x 11'3" (5.54m x 3.43m)

### BEDROOM 2

11'6" x 10'10" (3.51m x 3.30m)

Having attractive fireplace.

## SECOND FLOOR

### SHOWER ROOM

Comprising walk in shower, whb vanity unit, wc, fully tiled walls and floor.

### BEDROOM 3

18'1" x 11'3" (5.51m x 3.43m)

### BEDROOM 4

11'6" x 10'10" (3.51m x 3.30m)

## EXTERIOR FEATURES

Concrete yard to rear.

Outside light and tap.

Steps to rear garden.

