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MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk
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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

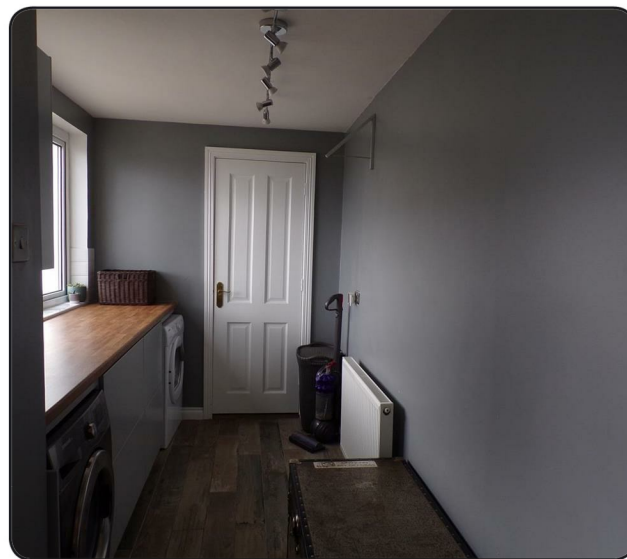
£119,950

13 Gortica Road, Londonderry, BT47 3LU

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING D

Energy efficient - lower running costs	Current	Potential
92 plus		
81-91		
70-80		
55-69	57	65
40-54		
21-39		
1-20		
Energy efficient - higher running costs		

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ACCOMMODATION

HALLWAY

Having tiled floor.

DOWNSTAIRS BATHROOM

Comprising of bath with electric shower over, WHB, WC, fully tiled walls, tiled floor.

LOUNGE

13' x 11'5" (To Widest Points)

Having cast iron fireplace with tiled hearth and marble effect surround, matching mirror over mantle, telephone point, laminated wooden floor.

KITCHEN/DINING

11'10" x 11'1"

Having range of eye and low level units, tiling between units, extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, cooker, plumbed for dishwasher and space for fridge/freezer, tiled floor, dining space.

UTILITY ROOM

13'2" x 6'1" (4.01m x 1.85m)

Having range of eye and low level units, plumbed for washing machine, space for tumble dryer, storage cupboard, tiled floor.

FIRST FLOOR

Landing having window.

BEDROOM (1)

12'9" x 9'5"

Having built in wardrobe with sliding mirror doors.

BEDROOM (2)

11'5" x 7'7"

BEDROOM (3)

9' x 6'6"

Having built in wardrobe.

EXTERIOR FEATURES

GARAGE 28'3" x 16'2" Having roller door, inspection pit, WHB, WC, light and power points.

Lawn to front enclosed by wall and gate.

Concrete yard to rear with shed.

Outside tap.

Car port.

Concrete driveway to side with double entrance gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £618.86 (June 2019)

