



**FOR SALE**

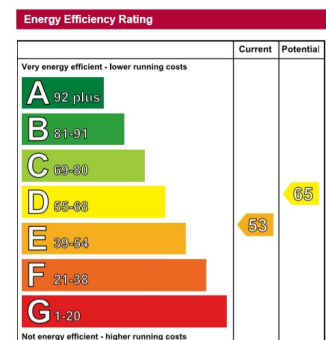
**48 Northland Road, Londonderry, BT48 7ND**  
(8 En-suite rooms + 3 storey annex)

This substantial mid-terraced property is located within walking distance to Magee University on the Northland road area of the City and is surrounded by many different local amenities including shops, gyms, supermarkets and more. The property is currently classed as a rooming house and contains at present, 8 en-suite bedrooms, 1 communal living area and 2 communal kitchens. To the rear of this substantial building is a self contained, 3 storey annex that can also be accessed from the rear mews lane that opens onto Eden Terrace. There is also parking to the rear. Tenants are currently in place in various rooms. The annex is owner occupied and could easily be let as one unit or split into several letting rooms for increased R.O.I. There is potential for 13 letting rooms in this property if the annex were to be turned into a similar arrangement as the main building STPP. Viewing is highly recommended. Contact us on 02871342333.

**Features:**

- ◆ 4 storey, mid terraced HMO + self contained annex dwelling
- ◆ Oil fired central heating
- ◆ Location close to Magee University
- ◆ 8 x En-suite bedrooms
- ◆ 3 storey, 3 bedroom, self contained annex to the rear (up to HMO standard)
- ◆ Communal lounge + 2 communal kitchens
- ◆ Fantastic investment property
- ◆ Parking to the rear
- ◆ Short term rental potential

**Asking price: £320,000**



Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and inquirers are recommended to satisfy themselves regarding these details which are given on the understanding that they do not form part of any contract.

*The Property and Rental Specialists*

82 DUKE STREET  
LONDONDERRY  
BT47 6DQ

*Anne Montgomery*  
**Director**  
**ANAEA**

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Telephone: (028) 7134 2333  
E-mail: info@montgomerymccleery.com  
www.montgomerymccleery.com

**Front building layout & accommodation**

Ground floor	
Entrance hallway	6.4m x 2.0m
Lounge	4.0m x 4.0m
Kitchen (1)	3.4m x 4.5m
Boiler room	3.0m x 3.0m



1st Floor	
Room 1	3.0m x 3.0m
Room 2	3.5m x 4.0m
Room 3	5.7m x 5.0m



2nd floor	
Kitchen (2)	3.0m x 3.0m
Room 4	3.9m x 3.5m
Room 5	5.6m x 3.9m



Top floor	
Room 6	3.4m x 3.9m
Room 7	5.8m x 4.0m

Measurements are approximate and are to the widest points

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**Annex - Accommodation & layout**

Ground floor	
Entrance hallway	1.0m x 2.3m
Kitchen	3.9m x 3.9m
Utility room	1.4m x 2.9m
Dining room (Having double doors opening onto patio area)	2.9m x 4.0m
W.C	0.8m x 2.2m



1st floor	
Lounge	4.1m x 2.9m
Bedroom 1	3.8m x 2.9m
En-suite	1.0m x 2.3m



2nd Floor	
Bedroom 2	3.9m x 3.0m
Shower Room	1.0m x 2.0m
Bedroom 3	3.5m x 2.9m
W.C	2.3m x 1.0m



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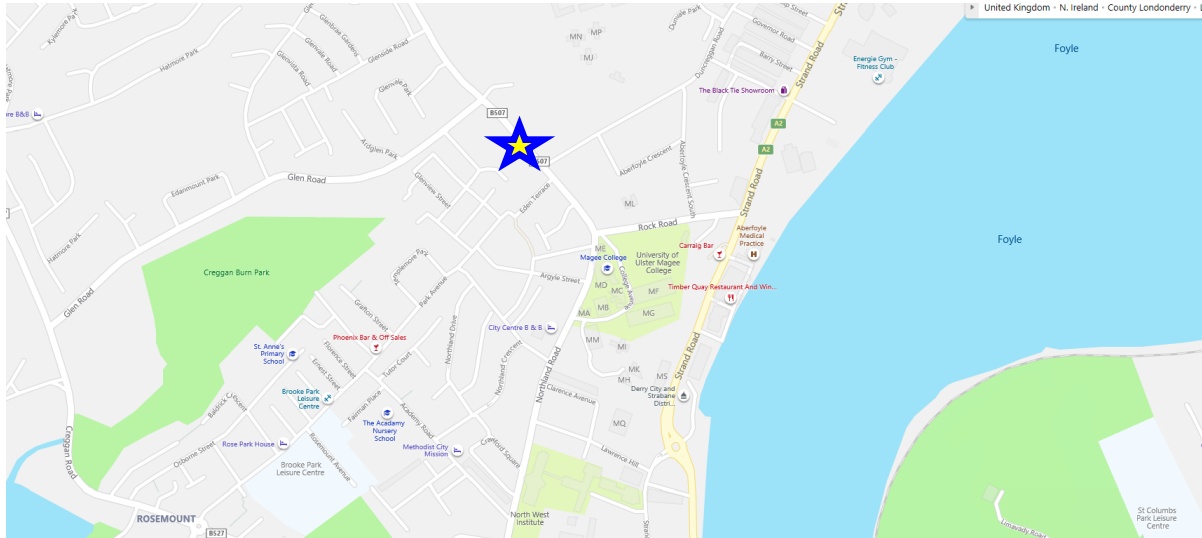
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Location

### **Agent details:**

**Montgomery & Mc Cleery Estate Agents**  
**82 Duke Street**  
**Londonderry**  
**BT47 6DQ**  
**[Info@montgomerymccleery.com](mailto:Info@montgomerymccleery.com)**

### **Rates**

**\*£3108.27**

### **Title:**

**Awaiting solicitors confirmation**

### **Price :**

**£320,000**

\*Rates information is provided for guidance purposes only, as the information source is subject to change. Please check the LPSNI website for further details.

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