

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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Agent:

www.danielhenry.co.uk  
www.propertypal.com

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£110,000

51 Malin Gardens, Derry/Londonderry, BT48 9NH

- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING D

Energy Efficiency Rating	Current	Potential
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	61	
E 39-54		
F 21-38		
G 1-20		





## ACCOMMODATION

### HALL

Having understair storage, tiled floor, double 'Georgian' doors to Lounge.

### LOUNGE

13'5" x 12'2" (to widest points) (4.09m x 3.71m (to widest points))

Having attractive fireplace.

### KITCHEN

16'11" x 10'4" (to widest points) (5.16m x 3.15m (to widest points))

Having eye and low level units, tiling between units, matching pelmet over window, open display shelves, hob, underoven, plumbed for dishwasher, space for fridge/freezer, tiled floor, dining space with French doors to rear.

### UTILITY ROOM

Having understairs storage, plumbed for washing machine, space for tumble dryer.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (1)

11'10" x 9'3" (3.61m x 2.82m)

Having built in wardrobe, laminated wooden floor.

### BEDROOM (2)

10'4" x 9'8" (to widest points) (3.15m x 2.95m (to widest points))

Having built in wardrobe.

### BEDROOM (3)

9'9" x 8'5" (2.97m x 2.57m)

### SHOWER ROOM

Comprising of tiled walk in electric shower, WHB.

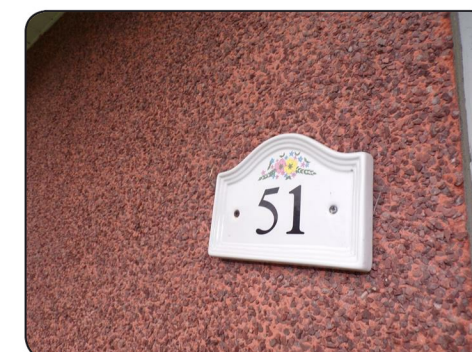
### SEPARATE WC

### EXTERIOR FEATURES

Lawns to front and rear.

### ESTIMATED ANNUAL RATES:

Estimated Annual Rates: £842.16 (Aug 2019)



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