

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£179,950

FOR SALE



26 Claremont Manse, Derry/Londonderry, BT48 7GA

- MID TOWNHOUSE
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- PANELLED INTERNAL DOORS
- SOLD AS SEEN
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

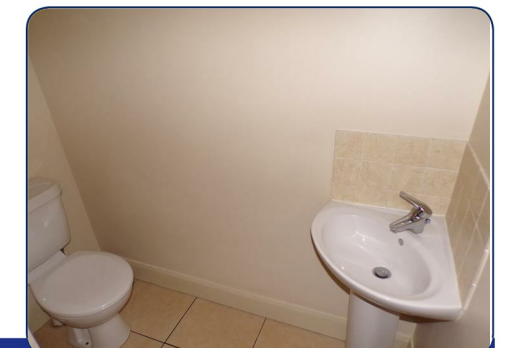
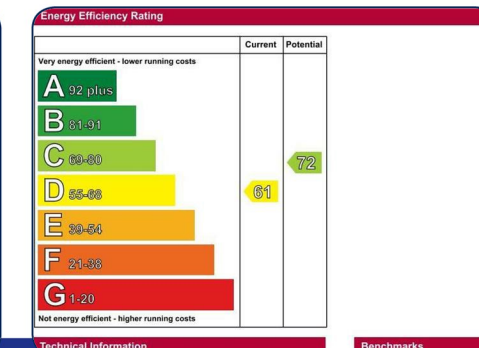
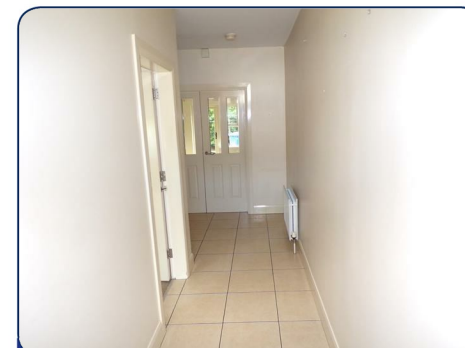
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ACCOMMODATION

HALLWAY

Having tiled floor.

DOWNSTAIRS WHB & WC

Having WHB with tiling around, WC, extractor fan, tiled floor.

LOUNGE

15'3" x 12'2" (to widest points) (4.65m x 3.71m (to widest points))

Having fireplace.

KITCHEN/DINING

19' x 16'10" (to widest points) (5.79m x 5.13m (to widest points))

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps set into worktop, gas hob, electric underoven, stainless steel extractor hood, space for fridge/freezer, recessed lighting, tiled floor.

UTILITY ROOM

7'7" x 5'4" (2.31m x 1.63m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, extractor fan, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

LOUNGE

18'8" x 15'3" (to widest points) (5.69m x 4.65m (to widest points))

BEDROOM (1)

18'8" x 10'2" (to widest points) (5.69m x 3.10m (to widest points))

ENSUITE

Comprising of fully tiled walk in shower, WHB with tiling around, WC, recessed lighting, tiled floor.

SECOND FLOOR

BEDROOM (2)

10'2" x 8'11" (3.10m x 2.72m)

BEDROOM (3)

10'2" x 9'4" (3.10m x 2.84m)

BATHROOM

Comprising of bath with tiling around, WHB with tiling around, WC, recessed lighting, extractor fan, tiled floor.

BEDROOM (4)

18'8" x 11'7" (to widest points) (5.69m x 3.53m (to widest points))

EXTERIOR FEATURES

Garden to front.

Garden to rear.

Paved patio to rear.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1601.23 (Sept 2019)