

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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£139,950

FOR SALE

165 Sunbeam Terrace, Derry/Londonderry, BT48 6UJ

- MID TOWNHOUSE
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING F



ACCOMMODATION

VESTIBULE PORCH

HALLWAY

LOUNGE

14'8" x 13'2" (to widest points) (4.47m x 4.01m (to widest points))
Having fireplace.

FAMILY ROOM

11'9" x 11'5" (to widest points) (3.58m x 3.48m (to widest points))
Having fireplace.

KITCHEN

16'7" x 7'1" (5.05m x 2.16m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, wired for cooker, extractor hood, space for fridge/freezer, understair storage.

SHOWER ROOM

Comprising of fully tiled walk in shower, WHB with tiling around, WC, extractor fan.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

18' x 11'6" (to widest points) (5.49m x 3.51m (to widest points))
Having fireplace.

BEDROOM (2)

11'8" x 11'5" (to widest points) (3.56m x 3.48m (to widest points))
Having fireplace.

BATHROOM

Comprising of bath, WHB, part tiled walls.

SEPARATE WC

Having part tiled walls.

SECOND FLOOR

BEDROOM (3)

11'11" x 11'7" (to widest points) (3.63m x 3.53m (to widest points))
Having fireplace.

BEDROOM (4)

11'7" x 8'10" (to widest points) (3.53m x 2.69m (to widest points))
Having fireplace.

BEDROOM (5)

10'5" x 8'10" (to widest points) (3.18m x 2.69m (to widest points))

EXTERIOR FEATURES

Yard to rear.
Access to Mews.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1036.09 (Sept 2019)



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