

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£79,950

FOR SALE



65 The Old Fort, Derry/Londonderry, BT47 6SU

- MID TERRACE
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

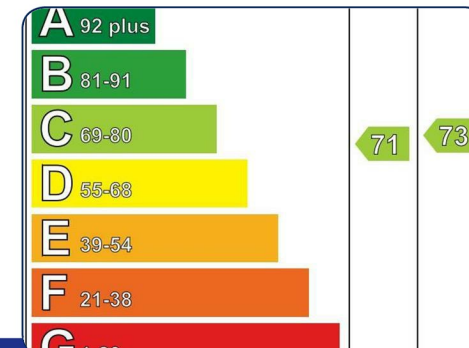
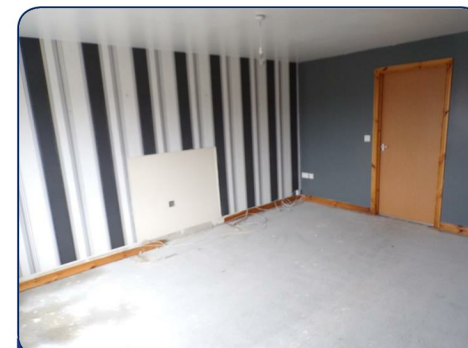
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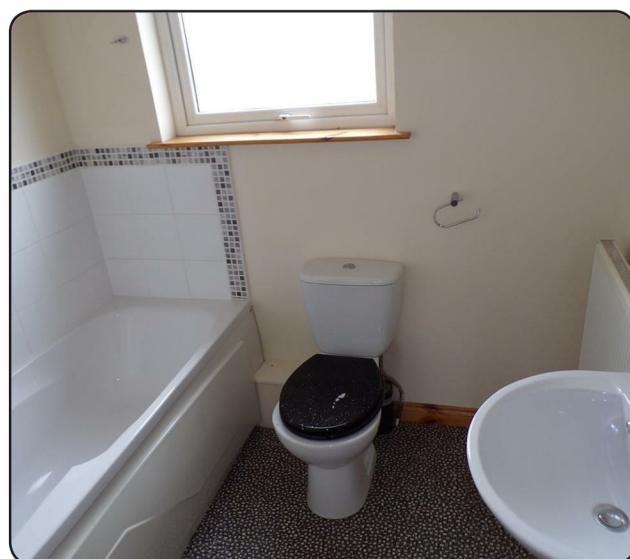
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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ACCOMODATION

LOUNGE

15'11" x 15'4" (4.85m x 4.67m)

KITCHEN/DINING

15'2" x 8'5" (4.62m x 2.57m)

Having eye and low level units, tiling between, 1 1/2 bowl single drainer stainless steel sink unit, integrated hob and under oven, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, tiled floor, patio doors.

DOWNSTAIRS WHB & WC

Comprising of WHB with tiling around, WC, tiled floor.

FIRST FLOOR

Landing with laminated wooden floor, hotpress.

BEDROOM (1)

11'10" x 10'11" (3.61m x 3.33m)

Having laminated wooden floor

En-suite with fully tiled walk in electric shower, WC, WHB with tiling around, extractor fan.

BEDROOM (2)

10'11" x 10'5" (to widest points) (3.33m x 3.18m (to widest points))

BEDROOM (3)

7'8" x 6'10" (2.34m x 2.08m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with tiling around, WHB with tiling around, WC, extractor fan.

EXTERIOR FEATURES

Garden to rear enclosed by fence.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £706.42 (Oct 2019)