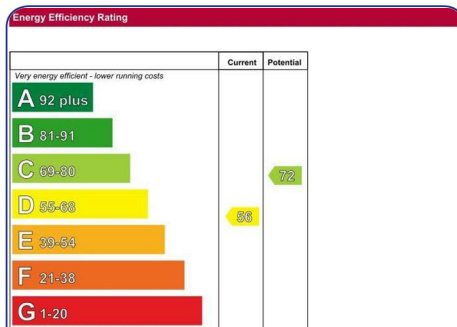
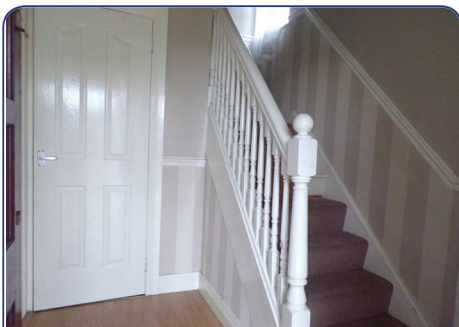


£79,950



36 Drumard Park, Derry/Londonderry, BT48 0RL

- SEMI DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- SOLD AS SEEN
- EPC RATING D



ACCOMMODATION

HALLWAY

Having cloaks cupboard, understairs storage, laminated wooden floor.

LOUNGE

12'5" x 9'11" (to widest points) (3.78m x 3.02m (to widest points))

Having fireplace, laminated wooden floor.

KITCHEN/DINING

17'3" x 7'8" (5.26m x 2.34m)

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for fridge/freezer, integrated hob and underoven, stainless steel extractor hood, tiled floor.

REAR HALLWAY

Having tiled floor.

FIRST FLOOR

BEDROOM (1)

11' x 10'3" (to widest points) (3.35m x 3.12m (to widest points))

BEDROOM (2)

9'10" x 9'1" (3.00m x 2.77m)

BEDROOM (3)

9'2" x 7'1" (2.79m x 2.16m)

BATHROOM

Comprising of bath with shower attached to taps, tiling around, WHB with tiling around, hotpress, tiled floor.

EXTERIOR FEATURES

Garden to front enclosed by fence.

Garden to rear enclosed by fence.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £635.78 (Nov 2019)

Agent: Daniel Henry (Cityside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 028 7134 7539

cityside@danielhenry.co.uk

www.danielhenry.co.uk

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6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement: that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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