

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel  
Henry**  
ESTATE AGENTS

£65,000

**FOR SALE**



**17 Emerson Street, Derry/Londonderry, BT47 6EL**

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**

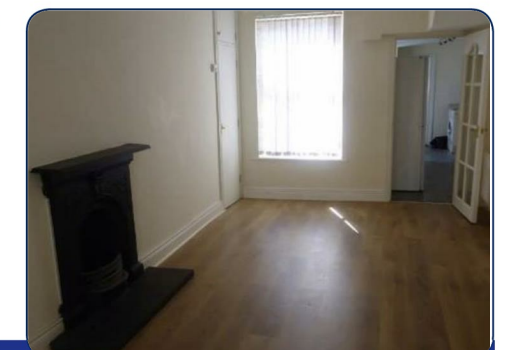
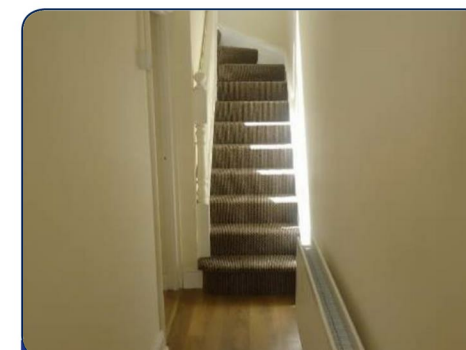
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**Daniel  
Henry**  
ESTATE AGENTS

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## ACCOMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

19'9" x 9'11" (6.02m x 3.02m)

Having fireplace, laminated wooden floor.

### KITCHEN

15'7" x 6'10" (4.75m x 2.08m )

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for automatic washing machine, wired for cooker, tiling between units.

### BATHROOM

Comprising of bath with shower over, WHB, WC.

### LANDING

Having cupboard.

### BEDROOM (1)

13'3" x 9'10" (4.04m x 3.00m)

Having laminated wooden floor.

### BEDROOM (2)

9'5" x 8' (to widest points) (2.87m x 2.44m (to widest points))

Having laminated wooden floor.

### EXTERIOR FEATURES

Yard to rear with access.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £452.11 (Feb 2020)