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**DAVIS R J KERNOHAN**  
CERT CII (MP)  
MORTGAGE BROKER




**£115,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:



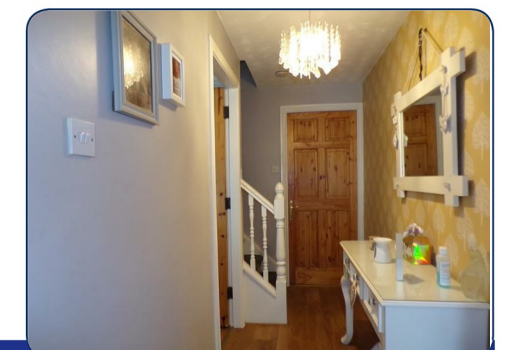
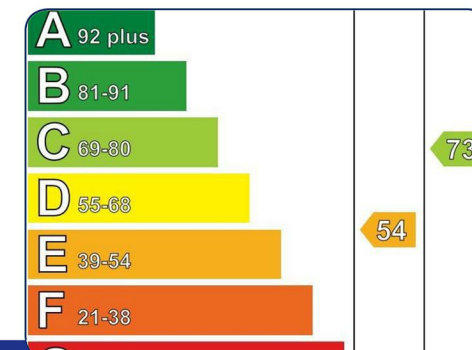
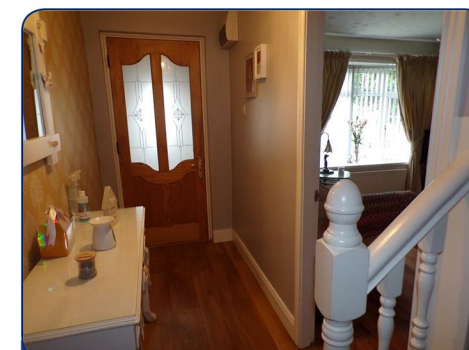
**59 Bracken Park, Londonderry, BT48 8AZ**

- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING E

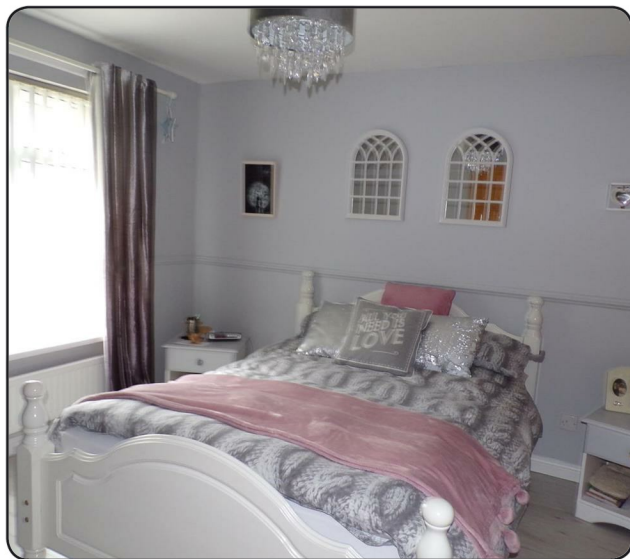
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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

### LOUNGE

13' x 11' (to widest points) (3.96m x 3.35m (to widest points))

Having fireplace with back boiler, laminated wooden floor.

### KITCHEN

17'7" x 11'5" (5.36m x 3.48m)

Having range of eye and low level units, matching pelmet over window, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated washing machine, space for dishwasher and fridge/freezer, 'New Home' cooking centre with gas hob, electric oven set in a brick overmantle, extractor hood, recessed ceiling lighting, walk in downstairs storage, tiled floor, ample dining space,

### REAR HALLWAY

Having tiled floor.

### GUEST TOILET & WHB

Comprising of toilet, WHB, fully tiled walls and floor.

### FIRST FLOOR

Landing having storage cupboards.

### BEDROOM (1)

11'4" x 10'2" (3.45m x 3.10m)

Having built in wardrobe, laminated wooden floor.

### BEDROOM (2)

10'10" x 9'9" (3.30m x 2.97m)

Having built in wardrobe, laminated wooden floor.

### BEDROOM (3)

8'7" x 7'2" (2.62m x 2.18m)

Having laminated wooden floor.

### BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, walk in electric shower, recessed lighting, fully tiled walls and floor.

### EXTERIOR FEATURES

Driveway to front.

Yard to rear.

Decked patio area leading to raised yard enclosed by fence and gate.

Shed with light and power points.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £706.42 (June 2020)

