

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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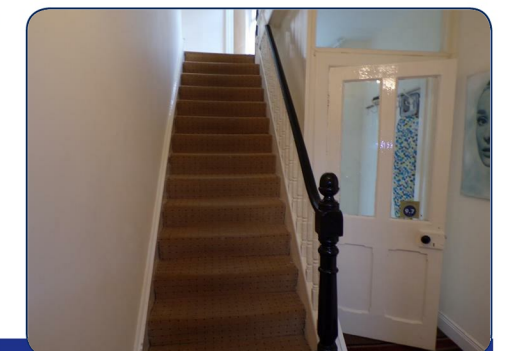
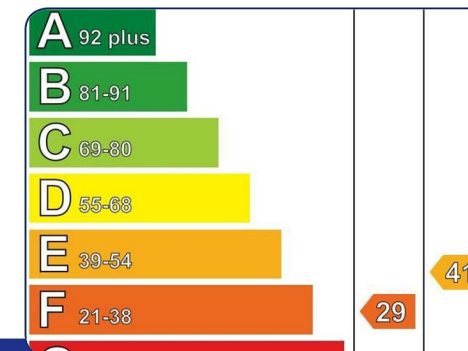
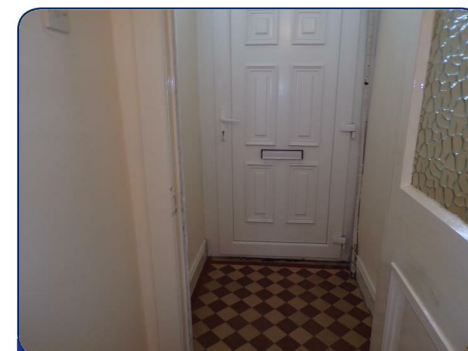
£95,000

FOR SALE

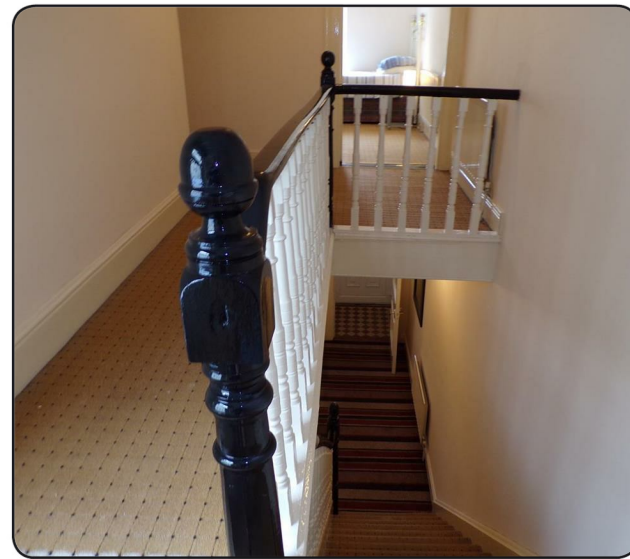


1 Simpsons Brae, Derry/Londonderry, BT47 6DL

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOOR
- CARPETS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- PRESENTLY LISTED ON BOOKING.COM
- GOOD ANNUAL RENTAL INCOME
- EPC RATING F



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor

LOUNGE

14' x 11'9" (4.27m x 3.58m)

Having fireplace with cast iron inset, granite hearth, laminated wooden floor.

DINING ROOM

11'2" x 10'8" (3.40m x 3.25m)

KITCHEN

17' x 5'6" (to widest points) (5.18m x 1.68m (to widest points))

Having eye and low level units, tiling between units, hob, underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge and dishwasher, tiled floor.

FIRST FLOOR

BEDROOM (1)

10'8" x 10'6" (3.25m x 3.20m)

BEDROOM (2)

12'3" x 10'8" (to widest points) (3.73m x 3.25m (to widest points))

Having WHB, laminated wooden floor.

BEDROOM (3)

10'5" x 7'2" (3.18m x 2.18m)

BATHROOM

Comprising of bath with electric shower over, shower screen, WHB, WC, fully tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear.

Burner store.

Shed.

Access to mews.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £659.33 (June 2020).

