

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

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DAVIS R J KERNOHAN  
CERT CII (MP)  
MORTGAGE BROKER





£190,000

FOR SALE



1 The Beechgrove, Derry/Londonderry, BT47 6NY

- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- OAK INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING B

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



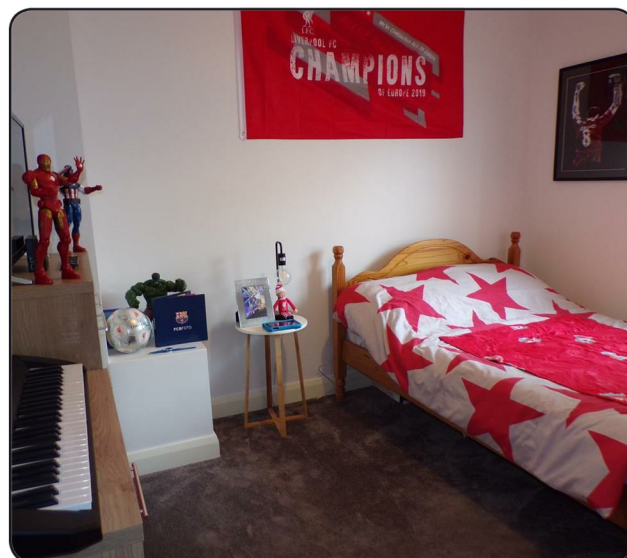
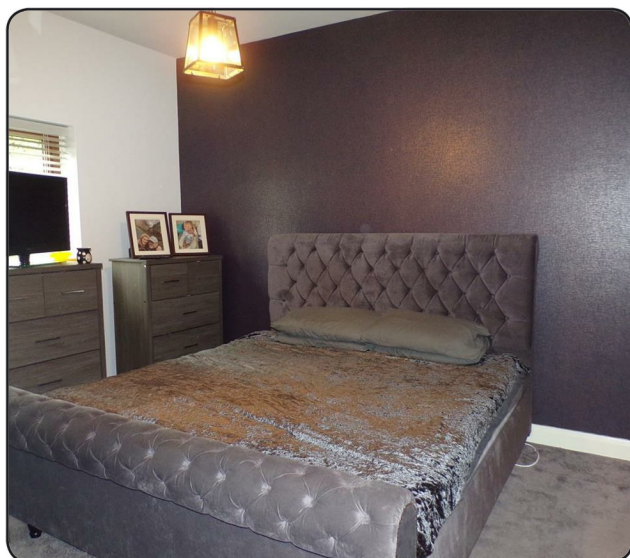
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A fantastic opportunity to purchase a delightful modern three bedroom home situated just off the Limavady Road in the much sought after Beechgrove. Walking distance to St. Columbs Park, Foyle Arena, Ebrington Square and the Peace Bridge. This home offers excellent accommodation for first time buyers or those wishing to downsize. Early Viewing Recommended.

#### ACCOMMODATION

##### HALLWAY

Having understairs storage and tiled floor.

##### GUEST WHB & WC

Having tiled floor.

##### LOUNGE

14'6" x 11'2" (4.42m x 3.40m)

Having magnificent marble fireplace with granite hearth, multi fuel stove, tiled floor.

##### KITCHEN / DINING AREA

18'4" x 12'5" to widest points (5.59m x 3.78m to widest points)

Having range of eye and low level units with high gloss doors, hob, underoven, stainless steel extractor hood, integrated fridge/freezer, plumbed for washing machine, space for tumble dryer, recessed lighting, dining space, tiled floor..

#### FIRST FLOOR

##### LANDING

Having storage cupboard.

##### MASTER BEDROOM

12'6" x 10'9" (3.81m x 3.28m)

##### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

##### BEDROOM 2

11'1" x 10'9" to widest points (3.38m x 3.28m to widest points)

##### BEDROOM 3

9'1" x 7'9" (2.77m x 2.36m)

Having built in wardrobe.

##### BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb and wc, fully tiled walk in shower, tiled floor.

#### EXTERIOR FEATURES

Tarmac parking to front.

Lawn to side and rear enclosed by wall, fence and gate.

Overlooking landscaped communal green area.

#### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Sept 2020)

