

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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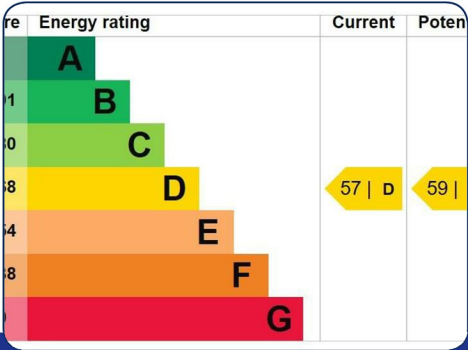
£269,950



FOR SALE

51 Butlers Wharf, Derry/Londonderry, BT47 6SQ

- DETACHED HOUSE
- 5 BEDROOMS / 3 BATHROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- OAK SKIRTING & ARCHITRAVES
- GARAGE
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

22'5" x 15'8" (6.83m x 4.78m)

Having dual aspect, attractive fireplace with gas inset.

KITCHEN / DINING / SUNROOM

26'3" x 18'8" wp (8.00m x 5.69m wp)

Having excellent rang of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless stainless steel sink unit with mixer taps, gas hob, twin ovens, stainless steel extractor hood, integrated dishwasher, Samsung American style fridge / freezer, recessed ceiling lighting, ample dining space, French doors leading to rear, tiled floor.

UTILITY ROOM

Having eye and low level units, stainless steel sink unit with mixer taps, Hotpoint washing machine and tumble dryer, partly tiled walls, tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Having hotpress.

MASTER BEDROOM

15'9" x 14'8" wp (4.80m x 4.47m wp)

Having French doors to balcony, laminated wooden floor.

EN-SUITE

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

BEDROOM 2

13'8" x 10'8" (4.17m x 3.25m)

Having walk in dressing room, laminated wooden floor, En-suite

EN-SUITE

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

BEDROOM 3

11'9" x 10'2" (3.58m x 3.10m)

Having laminated wooden floor.

BEDROOM 4

11'8" x 7'1" (3.56m x 2.16m)

Having laminated wooden floor.

BEDROOM 5

10'4" x 7'7" (3.15m x 2.31m)

Having laminated wooden floor.

BATHROOM

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

INTEGRAL GARAGE

17'5" x 10'8" (5.31m x 3.25m)

Having double doors, light and power points, recently installed boiler.

EXTERIOR FEATURES

Neat lawn to front with shrub border.

Neat lawn to rear with mature trees.

Enclosed to rear by cast iron gates.

Tarmac driveway leading to garage.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1820.77 (Oct 2020)

