

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

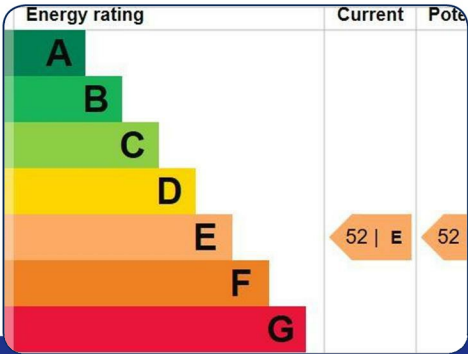
£125,000

FOR SALE



15 Lower Galliagh Road, Derry, BT48 8LN

- SEMI DETACHED HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS EXCEPT GARAGE
- PVC FRONT, BACK DOORS & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING



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ACCOMMODATION

HALLWAY

LOUNGE

20'3" x 8'11" (6.17m x 2.72m)

Having attractive fireplace with cast iron and tiled inset, understairs storage.

KITCHEN

20'4" x 11'5" (6.20m x 3.48m)

Having range of eye and low level units, tiling between units, corner display shelves, 1 1/2 bowl stainless steel sink unit with mixer taps, gas cooker, 'Stanley' multi fuel stove, deep fat fryer, extractor hood, plumbed for dishwasher, tiled floor, feature brick wall, French doors.

UTILITY ROOM

Having eye and low level units, tiled floor.

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, walk in electric shower, tiled floor.

FIRST FLOOR

BEDROOM (1)

13'3" x 10'7" (to widest points) (4.04m x 3.23m (to widest points))

Having laminated wooden floor.

BEDROOM (2)

14'10" x 7'6" (4.52m x 2.29m)

Having built in wardrobes, laminated wooden floor.

BEDROOM (3)

9'4" x 7'5" (2.84m x 2.26m)

EXTERIOR FEATURES

GARAGE having inspection pit.

Lawn to front.

Yard to rear with double entrance gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1245.79 (Oct 2020)

