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Daniel Henry
ESTATE AGENTS

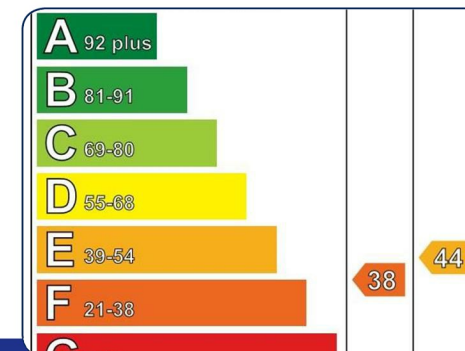
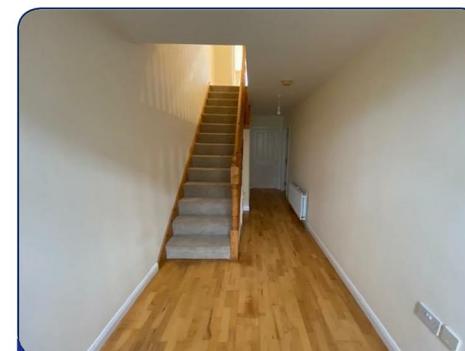
£290,000

FOR SALE



71 Waterfoot Park, Derry/Londonderry, BT47 6SX

- 3 STOREY TOWNHOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EXCELLENT VIEWS OVER CITY, RIVER FOYLE & FOYLE BRIDGE
- EPC RATING



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ACCOMMODATION

HALLWAY

Having understairs storage and semi-solid wooden floor..

SHOWER ROOM

Comprising fully tiled walk in power shower, whb and wc, semi-solid wooden floor.

FAMILYROOM/CINEMA ROOM/BEDROOM 4

18'8" x 13'3" wp (5.69m x 4.04m wp)

Having semi-solid wooden floor, French doors leading to paved patio area, steps to raised garden.

UTILITY ROOM

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for drier, tiled floor.

FIRST FLOOR

LANDING

Having semi-solid wooden floor, double doors to Lounge.

GUEST WHB & WC

LOUNGE

19'3" x 13'6" (5.87m x 4.11m)

Having magnificent fireplace with granite inset and hearth, semi-solid wooden floor, French doors to decked patio area leading to garden.

KITCHEN

13'5" x 10'10" (4.09m x 3.30m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, integrated dishwasher and fridge / freezer, recessed lighting, semi-solid wooden floor, double doors to Dining room.

DINING ROOM

13'10" x 13'5" wp (4.22m x 4.09m wp)

Having attractive fireplace with gas inset and granite hearth, semi-solid wooden floor.

SECOND FLOOR

LANDING

Having double airing cupboard.

MASTER BEDROOM

14'3" x 13'5" wp (4.34m x 4.09m wp)

Having range of built in wardrobes.

EN-SUITE

Comprising fully tiled walk in power shower, whb set in vanity unit, wc, tiled floor.

BEDROOM 2

13'4" x 12' wp (4.06m x 3.66m wp)

Having built in wardrobes with shelving and headboard.

BEDROOM 3

12'8" x 9'9" (3.86m x 2.97m)

Having double built in wardrobe.

BATHROOM

Comprising bath, wbh set in vanity unit, wc, fully tiled walk in shower, recessed lighting, tiled floor.

INTEGRAL GARAGE

18'8" x 13'4" (5.69m x 4.06m)

Having electric door, light and power points.

EXTERIOR FEATURES

Brick pavia parking to front.

Decked patio area leading to lawn.

Excellent views over river Foyle, Foyle bridge and the City.

Close to scenic river walks

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES £1533.28 (Nov 2020)

