

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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£99,950

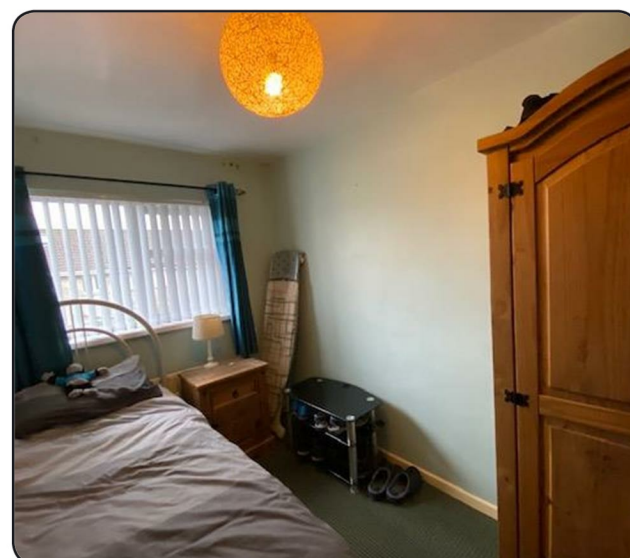
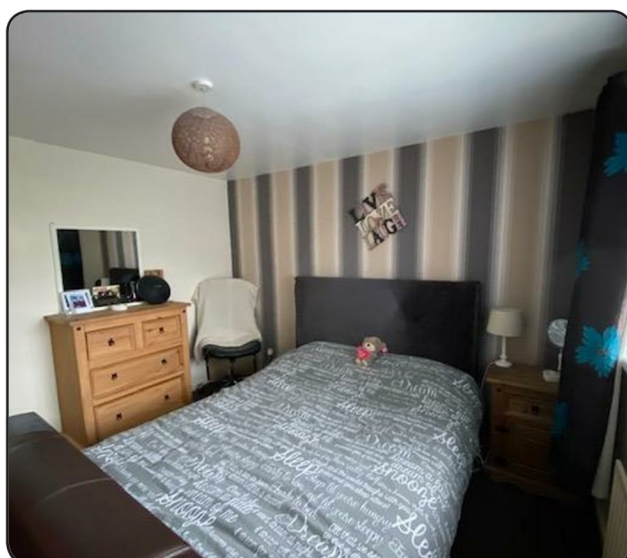
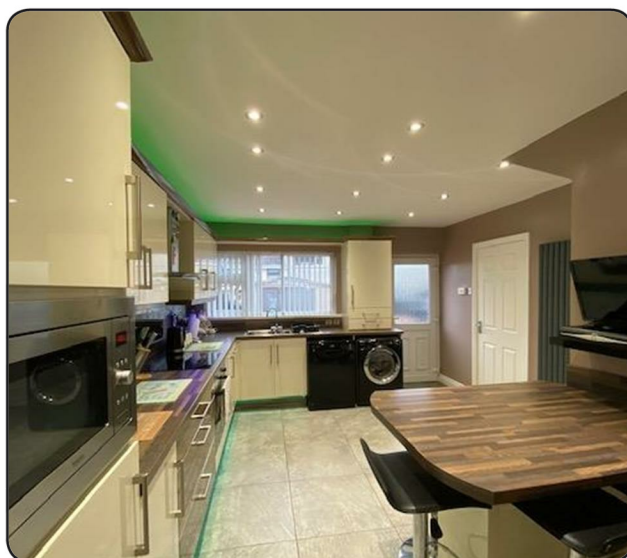
FOR SALE

86 Stevenson Park, Derry/Londonderry, BT47 3QU

- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING D

re	Energy rating	Current	Po
	A		
91	B		
80	C		
58	D	59   D	64
54	E		
38	F		
0	G		





## ACCOMMODATION

### HALL

Having tiled floor.

### GUEST TOILET & WHB

Having tiled floor.

### LOUNGE

21'10" x 10'10" (to widest points) (6.65m x 3.30m (to widest points))

Having multi fuel stove, laminated wooden floor.

### KITCHEN

17'8" x 11'11" (to widest points) (5.38m x 3.63m (to widest points))

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, built in microwave, integrated fridge freezer, plumbed for washing machine and dishwasher, recessed lighting, understairs storage, breakfast bar.

### FIRST FLOOR

Landing

### BEDROOM (1)

12'10" x 8'10" (3.91m x 2.69m)

Having built in wardrobe.

### BEDROOM (2)

11'1" x 10'11" (to widest points) (3.38m x 3.33m (to widest points))

Having built in wardrobe.

### BEDROOM (3)

9'8" x 8'9" (to widest points) (2.95m x 2.67m (to widest points))

### BEDROOM (4)

10'4" x 6'7" (3.15m x 2.01m)

### BATHROOM

Comprising of bath with electric shower over, WHB, WC, PVC Cladding to walls, chrome radiator, tiled floor.

### EXTERIOR FEATURES

Yard to front bordered by hedge and gate.

Yard to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £488.73 (Jan 2021)

