

£150,000

FOR SALE



2 Templemore Park, Derry, BT48 0EQ

- SEMI DETACHED 3 STOREY HOUSE
- REQUIRES COMPLETE REFURBISHMENT
- CASH BUYERS ONLY

ACCOMMODATION

ENTRANCE PORCH

HALLWAY

LOUNGE

16'5" x 12'9" (5.00m x 3.89m)
Having fireplace and bay window.

STUDY

13'6" x 11' (4.11m x 3.35m)
Having fireplace and bay window.

STEP DOWN TO

KITCHEN

11'1" x 11'7" (3.38m x 3.53m)

REAR PORCH

WHB & WC

Provision for wc.

FIRST FLOOR

BEDROOM 1

11'10" x 11'2" (3.61m x 3.40m)
Having whb.

BEDROOM 2

13'7" x 11'1" (4.14m x 3.38m)

SHOWER ROOM

7'10" x 6'6" (2.4 x 2.0)
Comprising shower, whb vanity unit, wc, partly wooden panelled walls.

SECOND FLOOR

SITTING ROOM / BEDROOM 4

18'4" x 12'9" (5.6 x 3.9)
Having fireplace and bay window.

THIRD FLOOR

BEDROOM 3

12'1" x 11'2" (3.68m x 3.40m)

BATHROOM

Provision for bathroom.

STEPS TO

BEDROOM 5

13'8" x 10'11" (4.17m x 3.33m)

ATTIC ROOM/BEDROOM

13'9" x 8'10" (4.2 x 2.7)

EXTERIOR FEATURES

Tarmac parking to front.
Extensive garden to side presently overgrown state.
Enclosed yard to rear.

ESTIMATED ANNUAL RATES

£2204.09 (APRIL 2021)

Agent: Daniel Henry (Cityside)

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