

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£90,000

FOR SALE



26 St. Francis Terrace, Derry, BT48 7QS

VIEWING STRICTLY BY APPOINTMENT ONLY

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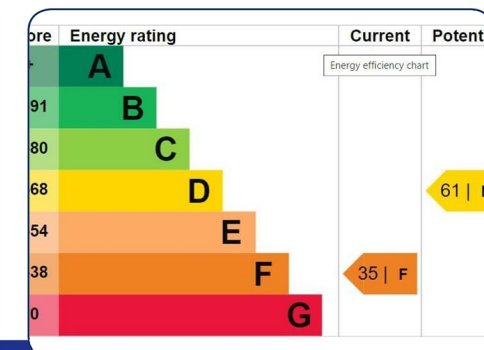
- END TERRACE HOUSE
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- EPC RATING - F
- SOLD AS SEEN

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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.
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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having tiled floor.

LOUNGE / DINING AREA

19'9" x 12'2" (6.02m x 3.71m)

Having fireplace and laminated wooden floor.

KITCHEN

11'10" x 8'4" (3.61m x 2.54m)

Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

17'1" x 10'4" (5.21m x 3.15m)

Having fireplace and laminated wooden floor.

BEDROOM 2

10'11" x 9' wp (3.33m x 2.74m wp)

Having laminated wooden floor.

WET ROOM

Comprising electric shower, whb vanity unit, wc with tiling around.

EXTERIOR FEATURES

Yard to rear with access to mews.

ESTIMATED ANNUAL RATES

£870.93 (JULY 2021)

