

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£165,000

**FOR SALE**



**18 Rossdale, L'Derry, BT47 5RD**

- SEMI DETACHED 3 STOREY HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- DRIVEWAY
- EPC RATING - E

**VIEWING STRICTLY BY APPOINTMENT ONLY**

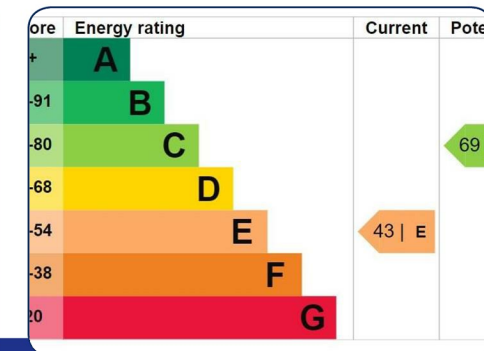
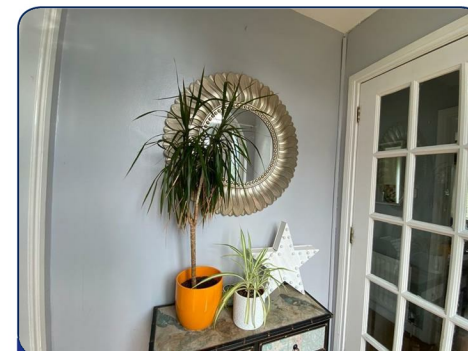
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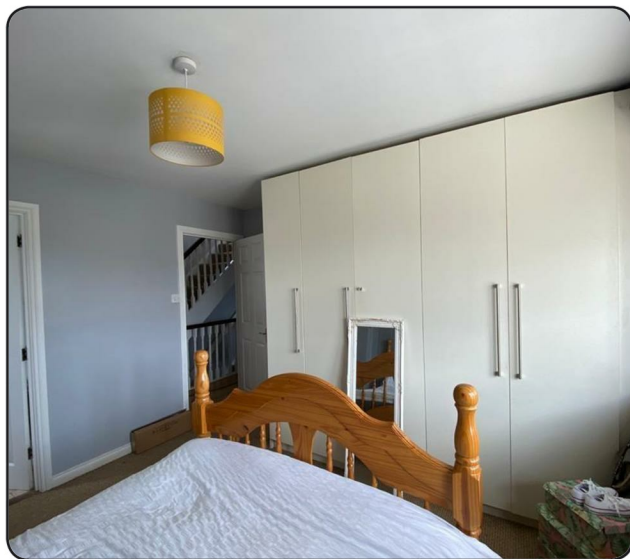


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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### GUEST TOILET & WHB

Having tiled floor.

### HALLWAY

Having laminated wooden floor.

### LOUNGE / DINING AREA

21'6" x 14'8" wp (6.55m x 4.47m wp)

Having ornamental fireplace, understairs storage, laminated wooden floor.

### KITCHEN

16'3" x 10'1" (4.95m x 3.07m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for for fridge / freezer and dishwasher, plumbed for washing machine, dining space, door leading to lawn, tiled floor.

## FIRST FLOOR

### LANDING

Having hotpress and laminated wooden floor.

### MASTER BEDROOM

11'6" x 10'10" (3.51m x 3.30m)

Having built in wardrobes.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

### BEDROOM 2

11'9" x 9'7" (3.58m x 2.92m)

### BEDROOM 3

9'8" x 9'5" (2.95m x 2.87m)

### BATHROOM

Comprising bath with electric shower over, whb and wc, tiled floor.

### STAIRCASE TO ATTIC ROOM

21' x 15'11" (6.40m x 4.85m)

## EXTERIOR FEATURES

Neat lawns to front, side and rear.  
Enclosed to rear by fence and gate.  
Driveway.

## ESTIMATED ANNUAL RATES

£1016.09 (AUG 2021)

