

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£89,950

**FOR SALE**



**13 Tullymore Road, Derry, BT47 3DQ**

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC FRONT & BACK DOORS
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

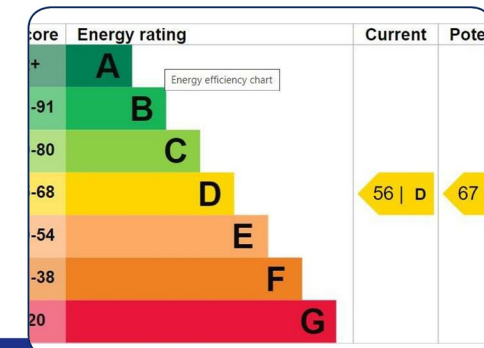
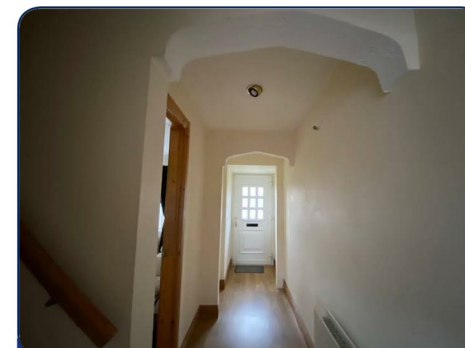
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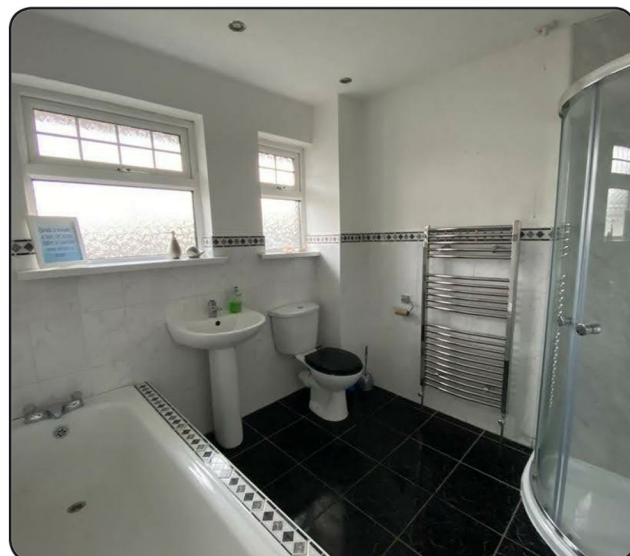
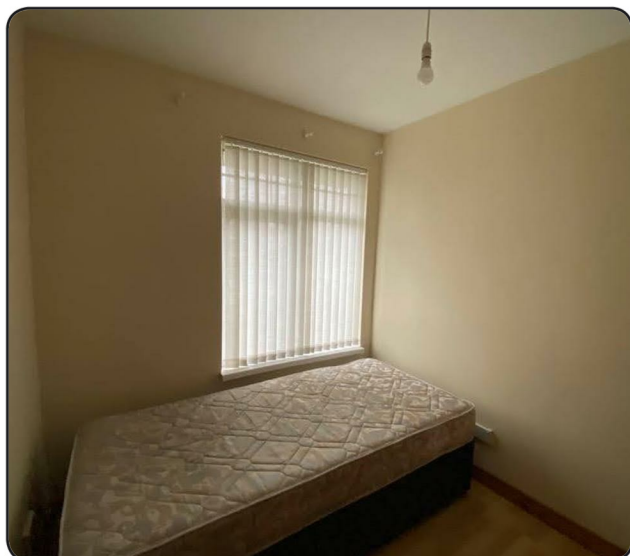
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good 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

### HALLWAY

Having laminated wooden floor.

### LOUNGE

11'9" x 11'6" (3.58m x 3.51m)

Having ornamental fireplace, ceiling cornicing and centre rose, laminated wooden floor.

### KITCHEN / DINING AREA

17' x 11'5" (5.18m x 3.48m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge, plumbed for washing machine, dining space with half height wooden panelled walls, understairs storage, tiled floor.

### FIRST FLOOR

#### LANDING

Having storage cupboards.

#### BEDROOM 1

11'6" x 10'2" (3.51m x 3.10m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

11'4" x 9'4" (3.45m x 2.84m)

Having laminated wooden floor.

#### BEDROOM 3

8'3" x 7'2" (2.51m x 2.18m)

Having storage cupboard and laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over and PVC cladding around, whb and wc, chrome radiator, recessed lighting, 1/2 tiled walls.

### EXTERIOR FEATURES

Lawn to front. bordered by fence and gate.

Yard to rear.

### ESTIMATED ANNUAL RATES

£483.85 (NOV 2021)