

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£175,000

FOR SALE



10 Oranmore Park, Derry, BT48 0JP

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- OAK INTERNAL DOORS
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

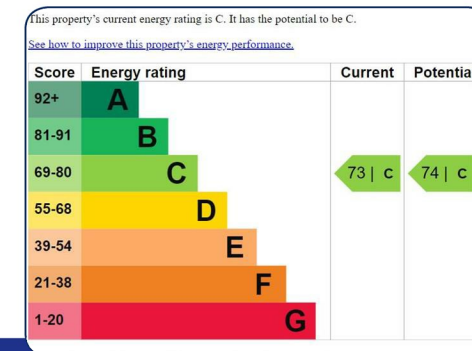
Agent:



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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 understairs storage and laminated wooden floor.

LOUNGE

17'3" x 14'8" wp (5.26m x 4.47m wp)

Having attractive fireplace with granite inset and hearth, multi fuel stove, ceiling corning, laminated wooden floor, French doors leading to rear.

KITCHEN / DINING AREA

14'4" x 10'8" (4.37m x 3.25m)

Having range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, space for fridge / freezer, plumbed for washing machine, dining space, tiled floor.

STAIRCASE LEADING TO FIRST FLOOR

Having Oak handrail and balustrades.

LANDING

Having airing cupboard.

BEDROOM 1

14'3" x 9'10" into wardrobe (4.34m x 3.00m into wardrobe)

Having wall to wall wardrobe with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

12'5" x 10'6" into wardrobe (3.78m x 3.20m into wardrobe)

Having built in wardrobe with sliding mirrored doors, laminated wooden floor.

BEDROOM 3

8'1" x 7'2" (2.46m x 2.18m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawn to front.

Enclosed neat lawn to rear.

Paved patio area to rear.

Garden shed.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1064.47 (FEB 2022)

