

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£175,000

FOR SALE



53 Ard Grange, Derry, BT48 0SF

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- BLINDS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

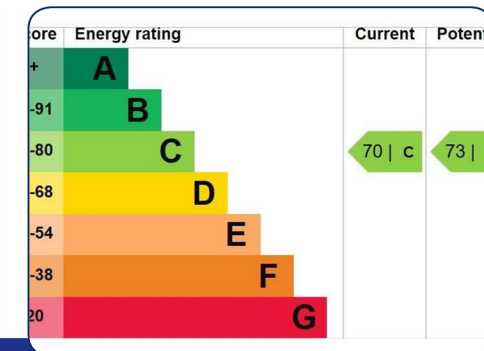
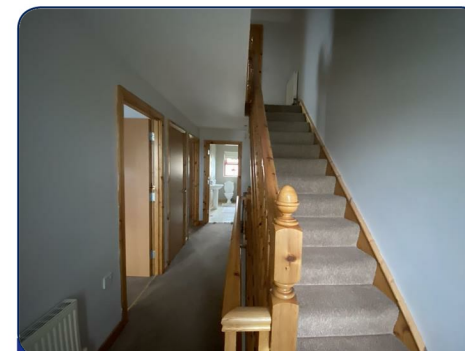
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

16' x 13'8" wp (4.88m x 4.17m wp)

Having fireplace and laminated wooden floor.

KITCHEN

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

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, ample dining space, French doors leading to rear, tiled floor.

UTILITY ROOM

Having sink unit, low level units, plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

13'3" x 10'5" (4.04m x 3.18m)

Having built in wardrobes with sliding mirrored doors.

EN-SUITE

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

BEDROOM 2

10'6" x 10'5" wp (3.20m x 3.18m wp)

Having built in wardrobes with sliding mirrored doors.

BATHROOM

Comprising bath, walk in tiled shower, whb and wc, tiled floor.

SECOND FLOOR

LANDING

Having storage cupboard.

BEDROOM 3

12'10" x 11'8" (3.91m x 3.56m)

EXTERIOR FEATURES

Lawn to front.

Lawn to rear bordered by fence and gate.

Paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1161.24 (FEB 2022)

