

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel Henry**  
ESTATE AGENTS

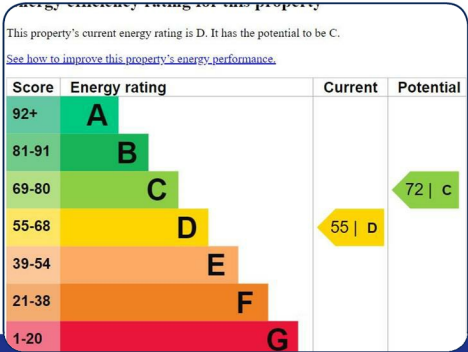
£94,950

FOR SALE



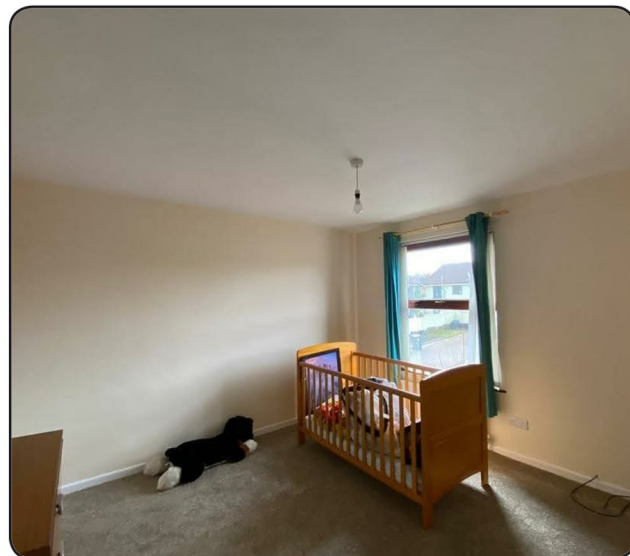
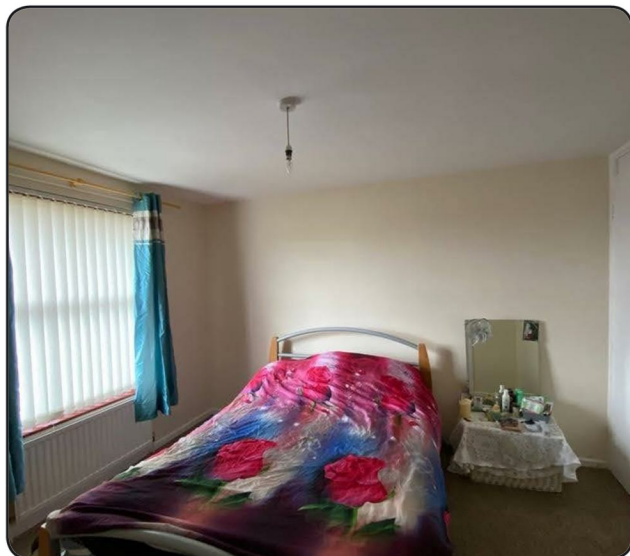
19 Drumgess Gardens, L'Derry, BT47 6DD

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DOWNSTAIRS WHB & WC
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

13'5" x 11'6" wp (4.09m x 3.51m wp)

Having fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

17'7" x 11'6" (5.36m x 3.51m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for tumble dryer, space for fridge, understairs storage, ample dining space.

### REAR HALLWAY

Having toilet and whb off.

### FIRST FLOOR

#### LANDING

Having storage cupboard and hotpress.

#### BEDROOM 1

11'6" x 10'3" (3.51m x 3.12m)

Having built in wardrobe.

#### BEDROOM 2

11'5" x 9'9" (3.48m x 2.97m)

Having built in wardrobe.

#### BEDROOM 3

8'7" x 7'2" wp (2.62m x 2.18m wp)

#### BATHROOM

Comprising bath with shower fitting to taps and tiling around, whb and wc.

#### EXTERIOR FEATURES

Gardens to front and rear.

#### ESTIMATED ANNUAL RATES

£580.62 (MARCH 2022)