

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£75,000

**FOR SALE**



**97 Chapel Road, Derry, BT47 2BE**

- MID TERRACE HOUSE
- CASH BUYERS ONLY
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except 1)
- PVC FRONT & REAR DOORS
- DAMP PROOF COURSE INSTALLED
- EPC RATING - E

**VIEWING STRICTLY BY APPOINTMENT ONLY**

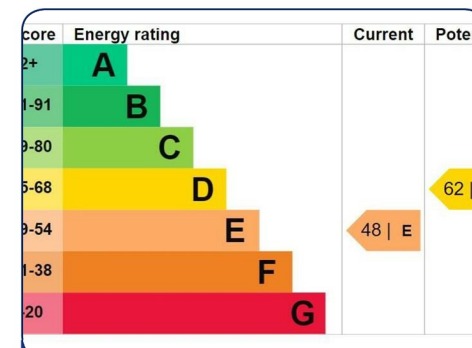
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

LOUNGE / DINING AREA

22'5" x 13'8" wp (6.83m x 4.17m wp)

KITCHEN

14'5" x 8'5" (4.39m x 2.57m)

Having single drainer stainless steel sink unit with mixer taps.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'8" x 9'11" wp (4.17m x 3.02m wp)

BEDROOM 2

9'11" x 8' wp (3.02m x 2.44m wp)

BEDROOM 3

12'4" x 8'6" (3.76m x 2.59m)

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Concrete yard to rear with access

Shed with burner.

Access to mews.

Outside tap.

ESTIMATED ANNUAL RATES

£665.08 (JUNE 2022)

