

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£99,950

**FOR SALE**



**1 Gosheden Cottages, L'Derry, BT47 3TF**

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- DRIVEWAY
- YARD TO SIDE AND REAR
- PARKING TO FRONT
- GARAGE AND SHEDS
- EPC -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

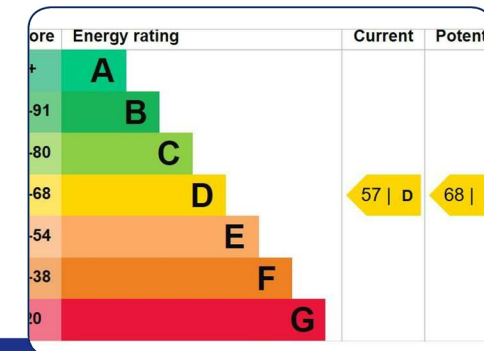
Agent:



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#### **ENTRANCE HALLWAY**

Laminate floor; glazed door to Lounge.

#### **LOUNGE**

13'0' x 11'7' (3.96m' x 3.53m')  
Fireplace; laminate wooden floor.

#### **KITCHEN**

11'7' x 10'7' (3.53m' x 3.23m')  
Having eye and low level units; hob; under oven; integrated fridge; extractor hood; 1 1/2 bowl; stainless steel sink unit; mixer taps; tiling between units; dining space

#### **REAR PORCH**

#### **BATHROOM**

Comprising bath with shower attached to taps; wash hand basin and WC; tiled walls and floor

#### **FIRST FLOOR**

Landing with hotpress

#### **BEDROOM 1**

12'3' x 11'7' wp (3.73m' x 3.53m' wp)  
Having built in wardrobes with sliding doors; built in wardrobes with bed space; lockers; cupboards over.

#### **BEDROOM 2**

11'6' x 7'7' wp (3.51m' x 2.31m' wp)

#### **BEDROOM 3**

9'0' x 6'7' (2.74m' x 1.83m' 2.13m)  
Built in wardrobes

#### **EXTERIOR FEATURES**

Concrete driveway and parking to front.  
Yard to side.  
Lean to sheds leading to garage.

Additional sheds including Utility and garden sheds.

Patio area to rear

#### **GARAGE**

18'5' x 11'2' (5.61m' x 3.40m')  
Having roller door; light and power points; rear door.

#### **UTILITY SHED**

With cupboards; light and power; plumbed for automatic washing machine; space for dryer.

#### **ESTIMATED ANNUAL RATES**

£590.51 (JUNE 2022)

