

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£110,000

**FOR SALE**



**7 Foyle Crescent, L'Derry, BT47 2QP**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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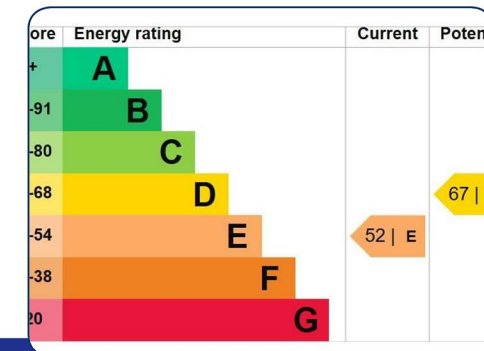
- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY TO REAR
- LAWNS TO FRONT AND SIDE
- EPC RATING -



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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALL

Having understair storage

#### LOUNGE

14'5" x 9'8" (4.39m x 2.95m)

Having attractive fireplace, ceiling corning, laminated wooden floor, patio doors to rear, archway to kitchen.

#### KITCHEN

16'7" x 5'9" (5.05m x 1.75m)

Having eye and low level units, hob, underoven, stainless steel extractor hood, breakfast bar, single drainer stainless steel sink unit with mixer taps

#### BATHROOM

Comprising bath with shower fittings to taps, shower screen, WHB, WC, tiled walls and floors.

### FIRST FLOOR

#### BEDROOM (1)

14' x 7'6" (4.27m x 2.29m)

#### BEDROOM (2)

11' x 7'9" (3.35m x 2.36m)

#### BEDROOM (3)

10' x 6'4" (3.05m x 1.93m)

### EXTERIOR FEATURES

Neat lawns to front and side

Bordered by wall and fence

Tarmac yard to rear with vehicular access.

### ESTIMATED ANNUAL RATES

£541.92 (AUG 2022)

