

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£125,000

FOR SALE



15 Fairman Place, Derry, BT48 7LD

- MID TERRACE HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- YARD TO REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

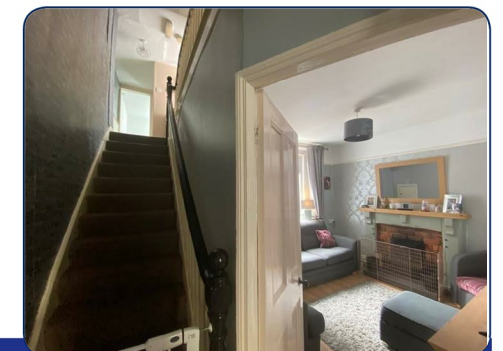
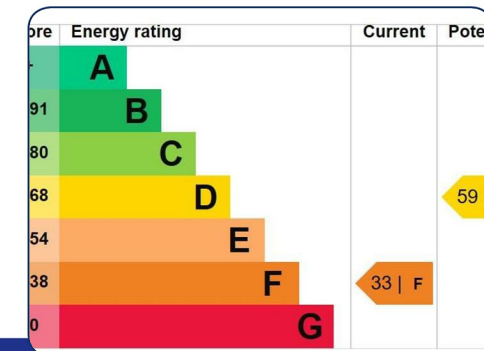
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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

FAMILY ROOM

14'3" x 10'11" (4.34m x 3.33m)

Having laminated wooden floor and doors leading to Lounge.

LOUNGE

12' x 10'7" (3.66m x 3.23m)

Having attractive fireplace and laminated wooden floor.

KITCHEN

16'3" x 8'7" (4.95m x 2.62m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, dining space, tiled floor.

FIRST FLOOR

LANDING

Having walk in hotpress.

BEDROOM 1

14'11" x 10'7" (4.55m x 3.23m)

Having ceiling cornicing.

BEDROOM 2

10'7" x 8'11" (3.23m x 2.72m)

BATHROOM

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

SECOND FLOOR

BEDROOM 3

15'3" x 9'4" (4.65m x 2.84m)

BEDROOM 4

11'6" x 8'10" (3.51m x 2.69m)

EXTERIOR FEATURES

Yard to front bordered by cast iron fence and gates.

Yard to rear with access.

Covered drying/storage area to rear.

ESTIMATED ANNUAL RATES

£1133.10

