

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£130,000

FOR SALE



55 Rossnagalliagh, Derry, BT48 8GE

VIEWING STRICTLY BY APPOINTMENT ONLY

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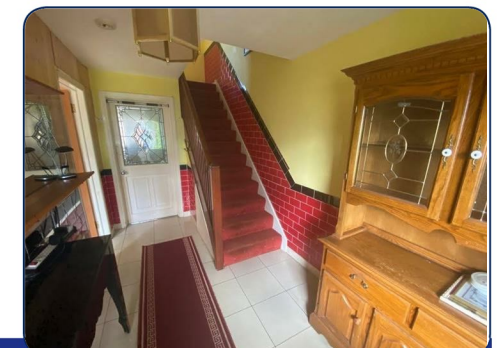
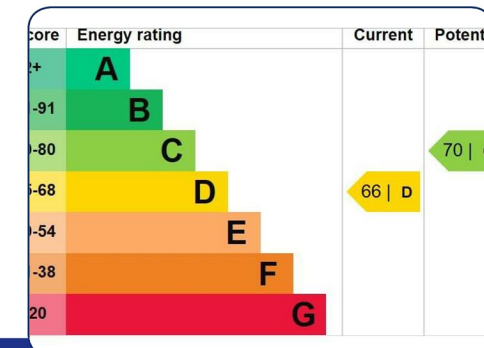
- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CORNER SITE
- GREENHOUSE
- EPC RATING -

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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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

13' x 10'10" (3.96m x 3.30m)
Having ceiling cornicing and tiled floor.

KITCHEN

13'11" x 13'3" (4.24m x 4.04m)
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, underoven, extractor hood, space for fridge / freezer, plumbed for washing machine, understairs storage, dining space, tiled floor.

REAR HALLWAY

Having storage cupboard.

SHOWER ROOM

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

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'1" x 10'3" (3.99m x 3.12m)
Having built in wardrobe.

BEDROOM 2

11'2" x 10' (3.40m x 3.05m)
Having built in wardrobe.

BEDROOM 3

13'3" x 7'10" wp (4.04m x 2.39m wp)
Having built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Garden to front bordered by mature hedge.
Paved area.
2 sheds.
Greenhouse.
Tarmac driveway.

ESTIMATED ANNUAL RATES

£886.77 (AUG 2022)

