

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£130,000

**FOR SALE**



**55 Rossnagalliagh, Derry, BT48 8GE**

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**

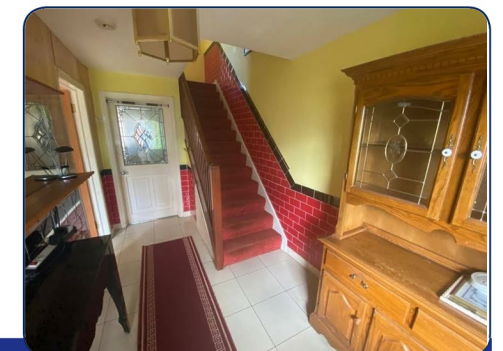
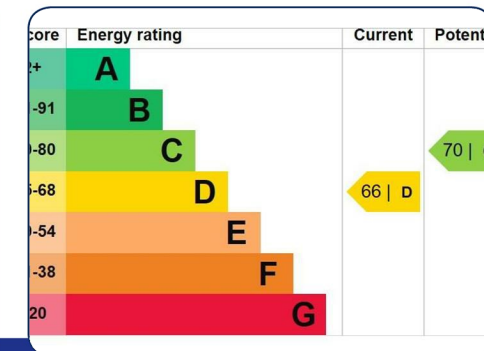
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## THE PROPERTY COMPRISES:

### 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)

