

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£145,950

FOR SALE



44 Pinetrees, Derry, BT48 8PL

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

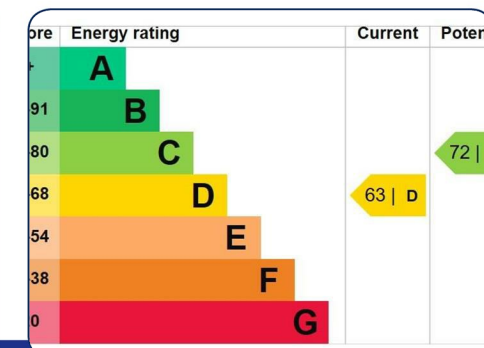
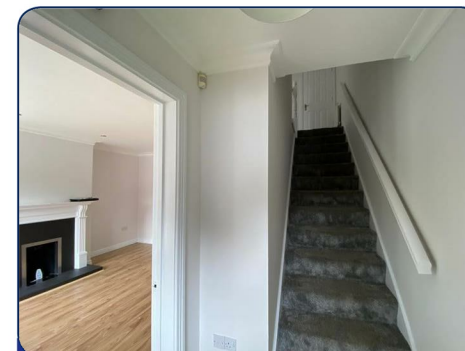
Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having ceiling cornicing and tiled floor.

LOUNGE

15' x 13'6" wp (4.57m x 4.11m wp)

Having understairs storage, ceiling cornicing, recessed lighting, laminated wooden floor, double doors leading to Kitchen.

KITCHEN / DINING AREA

17'2" x 11'9" (5.23m x 3.58m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge / freezer, plumbed for washing machine and dishwasher, dining space, tiled floor, French doors leading to rear.

FIRST FLOOR

LANDING

Having ceiling cornicing and hotpress.

MASTER BEDROOM

15'3" x 9'8" wp (4.65m x 2.95m wp)

Having range of built in wardrobes, dressing table etc.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, recessed lighting.

BEDROOM 2

11'8" x 9'8" (3.56m x 2.95m)

Having range of built in wardrobes and bedside lockers.

BEDROOM 3

11'8" x 7'1" wp (3.56m x 2.16m wp)

Having built in bed space.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, recessed lighting, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Parking to front.

Neat lawn to rear.

ESTIMATED ANNUAL RATES

£1133.10 (AUG 2022)

