

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£105,000

**FOR SALE**



**16 Nicholson Square, Derry, BT48 7LN**

- MID TERRACE HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- EPC RATING - F

**VIEWING STRICTLY BY APPOINTMENT ONLY**

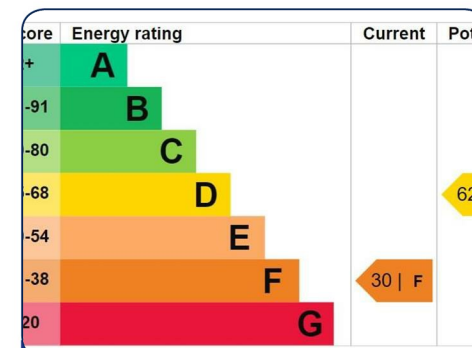
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### VESTIBULE PORCH

Having tiled floor.

#### HALLWAY

Having laminated wooden floor.

#### LOUNGE

11'4" x 9'11" (3.45m x 3.02m)

Having fireplace.

#### FAMILY / DINING ROOM

12'2" x 9'9" (3.71m x 2.97m)

Having downstairs storage and laminated wooden floor.

#### KITCHEN

13'4" x 8'9" (4.06m x 2.67m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, space for fridge / freezer. plumbed for washing machine, 1/2 height wooden panelled walls, tiled floor.

#### REAR HALLWAY

#### BATHROOM

Comprising bath with shower attachment to taps, whb and wc, 1/2 height wooden panelled walls.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

9'10" x 7'6" (3.00m x 2.29m)

#### BEDROOM 2

9'9" x 7'6" (2.97m x 2.29m)

#### BEDROOM 3

9'7" x 9'5" wp (2.92m x 2.87m wp)

#### BEDROOM 4

8'10" x 8'2" wp (2.69m x 2.49m wp)

#### SHOWER ROOM

Comprising fully tiled walk in electric shower.

#### SEPARATE WHB & WC

#### EXTERIOR FEATURES

Yard to rear.

#### ESTIMATED ANNUAL RATES

£886.77 (AUG 2022)

