

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£125,000

**FOR SALE**



**387 Carnhill, Derry, BT48 8BS**

- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

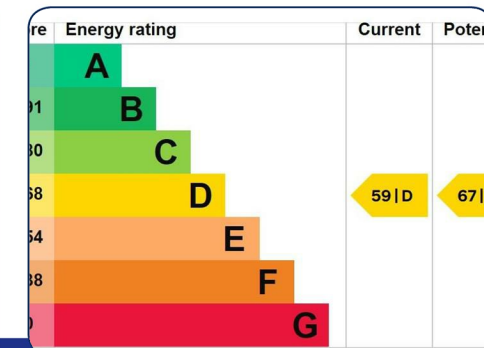
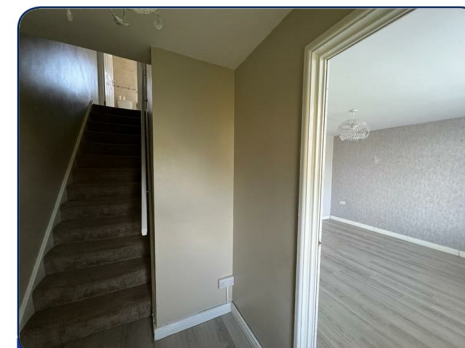
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THE PROPERTY COMPRISES:

**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**LOUNGE**

14'2" x 12'8" wp (4.32m x 3.86m wp)  
Having laminated wooden floor.

**KITCHEN / DINING AREA**

17'5" x 10'2" (5.31m x 3.10m)  
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for cooker, plumbed for washing machine, ample dining space, understairs storage, recessed lighting.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**BEDROOM 1**

11'9" x 11' wp (3.58m x 3.35m wp)  
Having built in wardrobe and laminated wooden floor.

**BEDROOM 2**

11' x 10'2" (3.35m x 3.10m)  
Having built in wardrobe.

**BEDROOM 3**

9' x 8'3" (2.74m x 2.51m)  
Having built in wardrobe.

**BATHROOM**

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

**EXTERIOR FEATURES**

Lawn to front.  
Yard to rear.

**ESTIMATED ANNUAL RATES**

£870.21 (APRIL 2023)

