

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

**£150,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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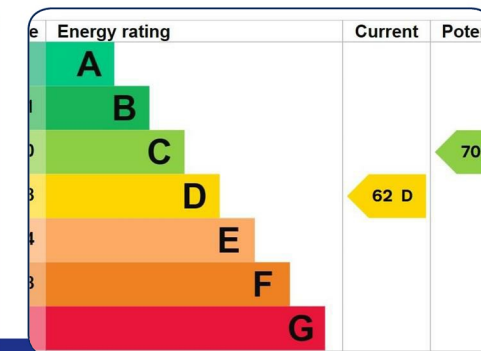
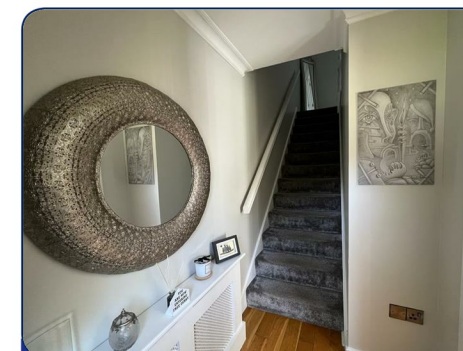
**73 Pinetrees, Derry, BT48 8PL**

- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- DECKED PATIO AND REAR LAWN
- EPC RATING - D

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## ACCOMMODATION

### HALLWAY

Having ceiling cornicing and wooden floor.

### LOUNGE

15'6" x 13'11" (4.72m x 4.24m)

Having attractive fireplace with gas inset, ceiling cornicing, recessed lighting, understairs storage, double doors leading to Kitchen.

### KITCHEN / DINING AREA

17'7" x 11'8" (5.36m x 3.56m)

Having range of eye and low level units, tiling between units, matching pelmet over window, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, recessed lighting, dining space with French doors leading to rear, ceiling cornicing, tiled floor.

### FIRST FLOOR

### LANDING

Having ceiling cornicing and hotpress.

### MASTER BEDROOM

14'10" x 8'6" (4.52m x 2.59m)

Having built in wardrobes.

### EN-SUITE

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

### BEDROOM 2

15'1" x 9'10" (4.60m x 3.00m)

Having built in wardrobes.

### BEDROOM 3

12'1" x 11'7" wp (3.68m x 3.53m wp)

Having built in wardrobes.

### BATHROOM

Comprising bath with handles, electric shower over, fully tiled around bath, shower screen, whb and wc, recessed lighting, remaining walls 1/2 tiled, tiled floor.

### EXTERIOR FEATURES

Parking to front.

Decked patio area leading to rear lawn.

Enclosed to rear by gate, bordered by fence.

### ESTIMATED ANNUAL RATES

£1265.76 (MAY 2023)

