

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£95,000

**FOR SALE**



**158 Lincoln Court, L'Derry, BT47 5NX**

- MID TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

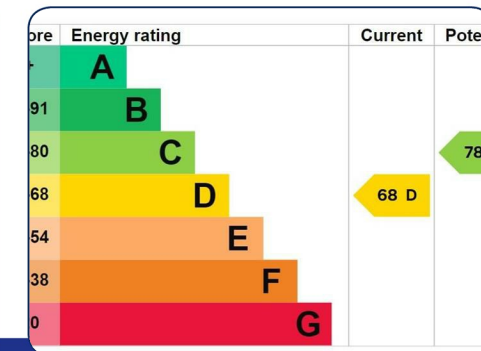
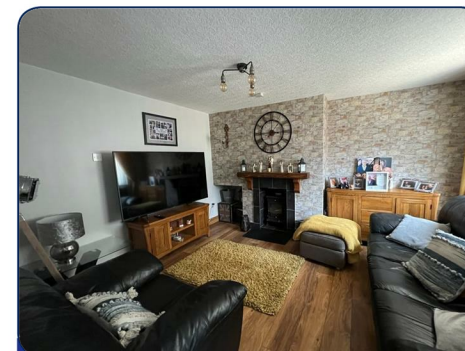
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having understairs storage and laminated wooden floor.

#### LOUNGE

13' x 10'3" (3.96m x 3.12m)

Having multi fuel stove, laminated wooden floor.

#### KITCHEN

18'11" x 7'10" (5.77m x 2.39m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, laminated wooden floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

13'11" x 8'6" (4.24m x 2.59m)

Having built in wardrobe.

#### BEDROOM 2

13'3" x 9'1" (4.04m x 2.77m)

Having built in wardrobe.

#### BATHROOM

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

### EXTERIOR FEATURES

Yard to rear with access.

### ESTIMATED ANNUAL RATES

£495.76 (MAY 2023)

