

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

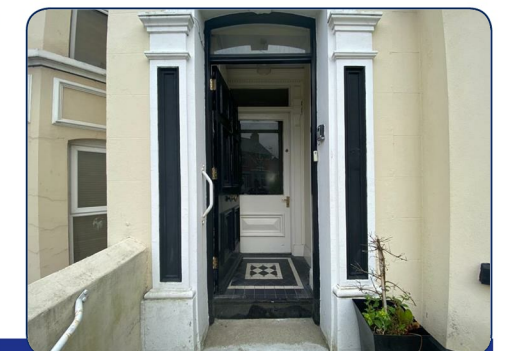
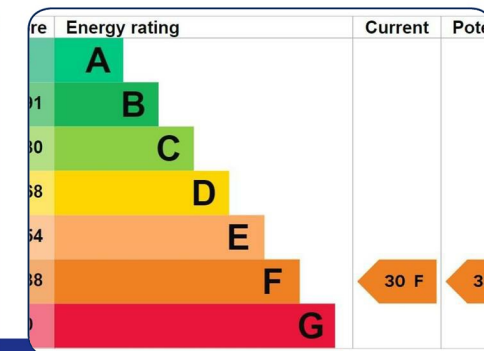
£130,000

**FOR SALE**

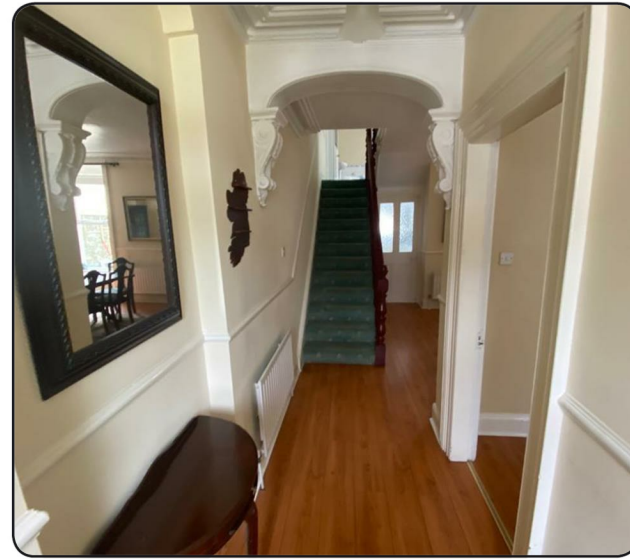


**3 St Marys Terrace, Derry, BT47 2BA**

- END TERRACE HOUSE
- 5 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE
- EPC RATING - F



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having ceiling cornicing and centre rose, laminated wooden floor.

**LOUNGE**

15'5" x 12' into bay (4.70m x 3.66m into bay)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor.

**DINING ROOM**

16'8" x 11'5" (5.08m x 3.48m)

Open from hallway. Having ceiling cornicing and centre rose, laminated wooden floor.

**KITCHEN**

15'11" x 9'2" (4.85m x 2.79m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, double oven, plumbed for washing machine, space for fridge / freezer, tiled floor.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 / FAMILY ROOM**

16'7" x 11'11" (5.05m x 3.63m)

Having magnificent fireplace, ceiling cornicing and centre rose.

**BEDROOM 2**

11'4" x 9'9" (3.45m x 2.97m)

Having centre rose.

**BATHROOM**

Comprising corner bath with tiling around, fully tiled shower, whb and wc, extractor fan, hotpress.

**SECOND FLOOR**

**BEDROOM 3**

16'5" x 11'11" (5.00m x 3.63m)

**BEDROOM 4**

11'2" x 9'7" (3.40m x 2.92m)

Having centre rose.

**BEDROOM 5**

11' x 9' (3.35m x 2.74m)

Having fireplace.

**EXTERIOR FEATURES**

Outside whb & wc with light.

Lawn to front bordered by wall and gate.

Concrete yard leading to garage.

Access to side.

Outside light and tap.

**GARAGE**

13'2" x 9' (4.01m x 2.74m)

Having roller door, side door, light.

**ESTIMATED ANNUAL RATES**

£1160.28 (MAY 2023)

