

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£69,950

**FOR SALE**



**5 Simpsons Brae, L'Derry, BT47 6DL**

- MID TERRACE HOUSE
- 2 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- CONVENIENT TO TRAIN STATION, PEACE BRIDGE, EBRINGTON SQUARE
- CASH BUYERS ONLY
- NEEDS FULL MODERNISATION
- SOLD AS SEEN

**VIEWING STRICTLY BY APPOINTMENT ONLY**

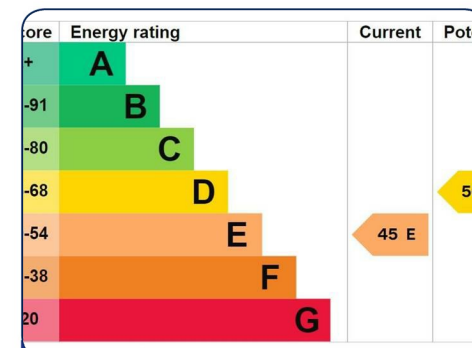
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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

HALLWAY

LOUNGE

13'6" x 10'11" (4.11m x 3.33m)

FAMILY ROOM

13'2" x 10'5" (4.01m x 3.18m)

KITCHEN

12'5" x 7'11" (3.78m x 2.41m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, oven.

FIRST FLOOR

BEDROOM 1

16'9" x 11' (5.11m x 3.35m)

BEDROOM 2

10'3" x 9'8" (3.12m x 2.95m)

SHOWER ROOM

Comprising shower, whb and wc.

EXTERIOR FEATURES

Yard to rear.

Shed.

ESTIMATED ANNUAL RATES

£738.36 (JUNE 2023)

