

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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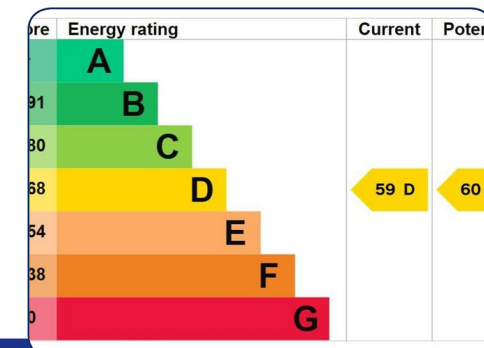
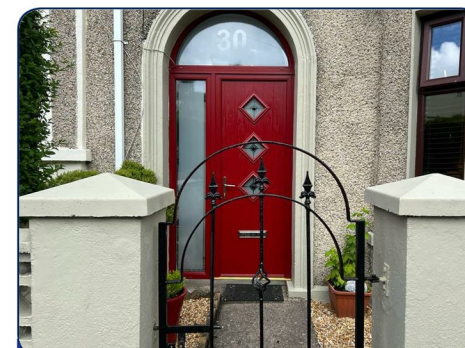
£159,950

FOR SALE

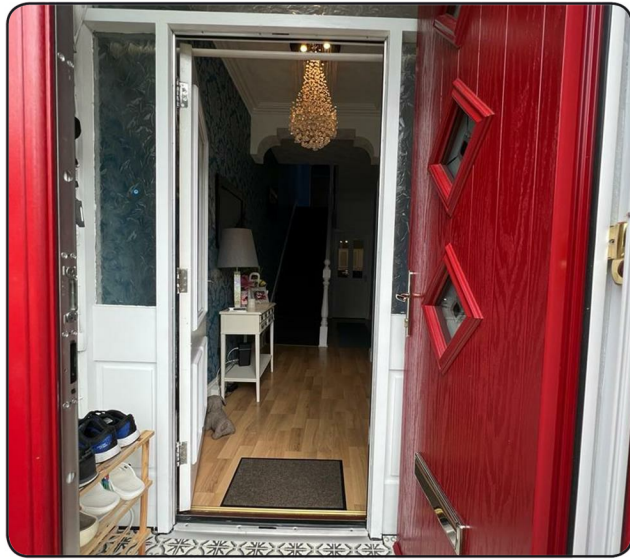


30 Beechwood Avenue, Derry, BT48 9AB

- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC BACK DOOR
- CARPETS AND BLINDS INCLUDED IN SALE
- YARD TO REAR WITH DECKED PATIO AREA
- EPC -



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VESTIBULE PORCH

Having laminated wooden floor

HALLWAY

Having laminated wooden floor, understair storage

LOUNGE

24'7" x 13'8" (into bay) (7.49m x 4.17m (into bay))

Having ornamental electric fire, laminated wooden floor, picture rail.

KITCHEN

18'4" x 9'11" (5.59m x 3.02m)

Having range of eye and low level units, tiling between, concealed lighting under, 1 1/2 bowl stainless steel sink unit with mixer taps, Gas hob set in corner extractor canopy, electric underoven, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, ample dining space

FIRST FLOOR

Landing having airing cupboard

BEDROOM 1

18'9" x 10'9" (5.72m x 3.28m)

Having laminated wooden floor

BEDROOM 2

11'7" x 10'4" (3.53m x 3.15m)

Having Laminated wooden floor, built in wardrobes

BEDROOM 3

10' x 7'11" (3.05m x 2.41m)

BATHROOM

Comprising corner bath, walk in shower, WHB & WC, ceiling cornicing, tiled walls, tiled floor

EXTERIOR FEATURES

Yard to rear leading to decked patio area. Access to mews.

ESTIMATED ANNUAL RATES

£1054.80 (JULY 2023)

