

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£99,000

FOR SALE



1 Miller Street, Derry, BT48 6SU

- END TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- CARPETS INCLUDED IN SALE
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

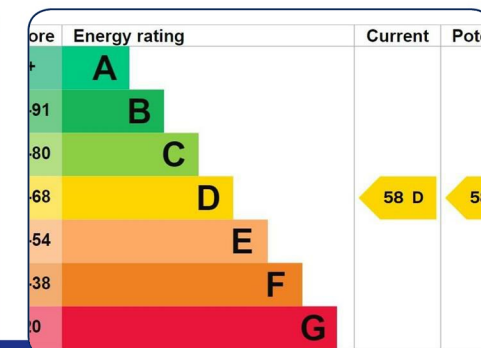
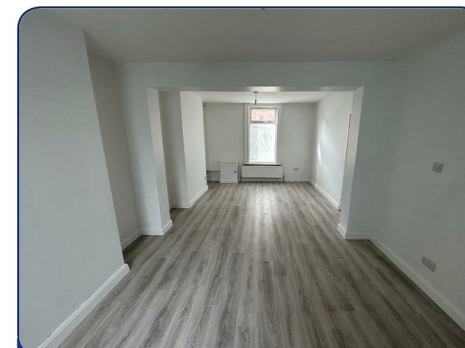
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE / DINING AREA

22'1" x 11'11" (6.73m x 3.63m)

Having laminated wooden floor.

KITCHEN

13'10" x 7' (4.22m x 2.13m)

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

FIRST FLOOR

LANDING

BEDROOM 1

15'3" x 11'5" wp (4.65m x 3.48m wp)

BEDROOM 2

10'9" x 9'4" (3.28m x 2.84m)

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, extractor fan, partly tiled walls.

EXTERIOR FEATURES

Yard to rear enclosed by wall.

Outside light & tap.

Access to mews.

ESTIMATED ANNUAL RATES*

£817.47 (OCT 2023)

