

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£125,000

**FOR SALE**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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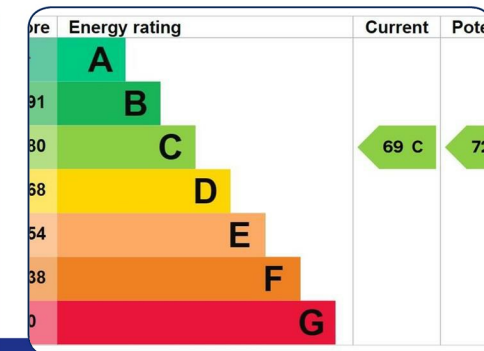
**86 Amelia Court, Derry, BT48 8DP**

- SEMI DETACHED HOUSE
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CUL-DE-SAC LOCATION
- LAWNS TO FRONT & REAR
- EPC RATING -

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

#### LOUNGE

14'6" x 9'9" (4.42m x 2.97m)

Having fireplace, understairs storage and laminated wooden floor.

#### KITCHEN / DINING AREA

14'10" x 9'8" (4.52m x 2.95m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge / freezer, 1/2 height wooden panelled walls.

#### REAR HALLWAY

#### FIRST FLOOR

#### BEDROOM 1

14'2" x 11'6" (4.32m x 3.51m)

Having built in wardrobe.

#### BEDROOM 2

9'8" x 7'1" (2.95m x 2.16m)

#### BATHROOM

Comprising bath, whb set in vanity unit, wc, walk in shower, recessed lighting, tiled walls.

#### EXTERIOR FEATURES

Lawn to front.

Artificial lawn to rear with decked patio area.

Tarmac driveway.

#### ESTIMATED ANNUAL RATES

£685.62 (NOV 2023)

