

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£99,950

**FOR SALE**



**19 Celandine Court, Derry, BT47 2EN**

- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO REAR
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

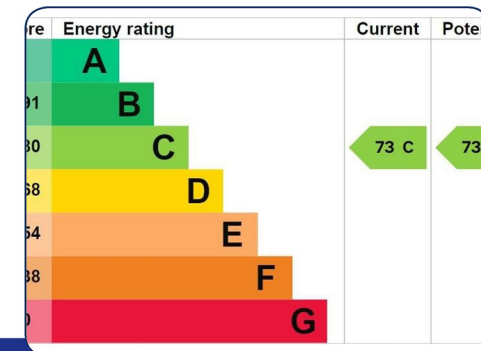
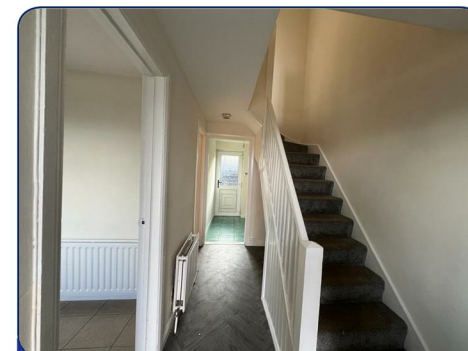
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

#### LOUNGE

12'2" x 12'1" wp (3.71m x 3.68m wp)

Having fireplace with electric inset, laminated wooden floor, French doors leading to lawn.

#### KITCHEN

12'1" x 8'7" (3.68m x 2.62m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, oven, extractor hood, plumbed for washing machine, space for fridge.

#### REAR HALLWAY

Having tiled floor.

### FIRST FLOOR

#### BEDROOM 1

11'6" x 10' (3.51m x 3.05m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

10'6" x 10'5" (3.20m x 3.18m)

Having built in cupboard and laminated wooden floor.

#### BEDROOM 3

7'8" x 6'11" (2.34m x 2.11m)

Having laminated wooden floor.

#### BATHROOM

Comprising bath with shower over, whb and wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Lawn to rear.

### ESTIMATED ANNUAL RATES

£590.69 (JAN 2024)

