

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



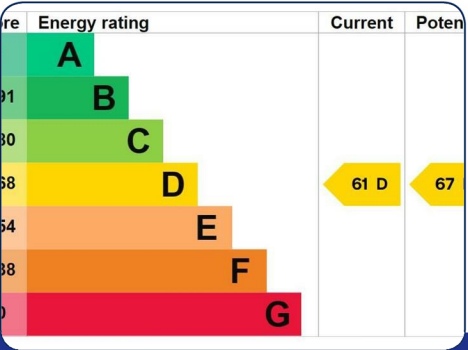
£160,000

FOR SALE



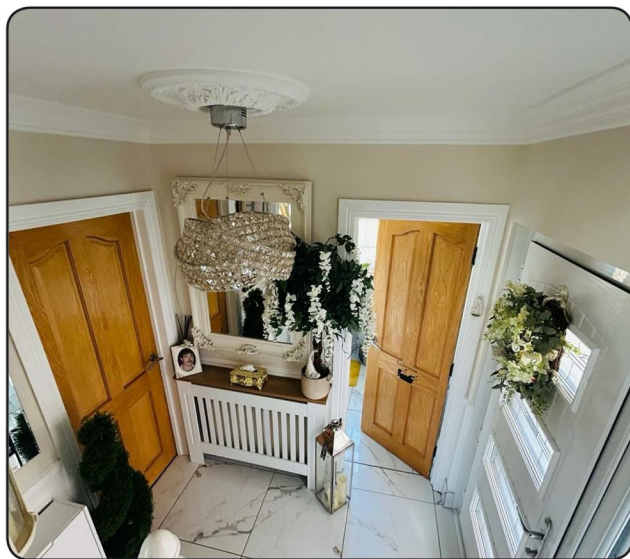
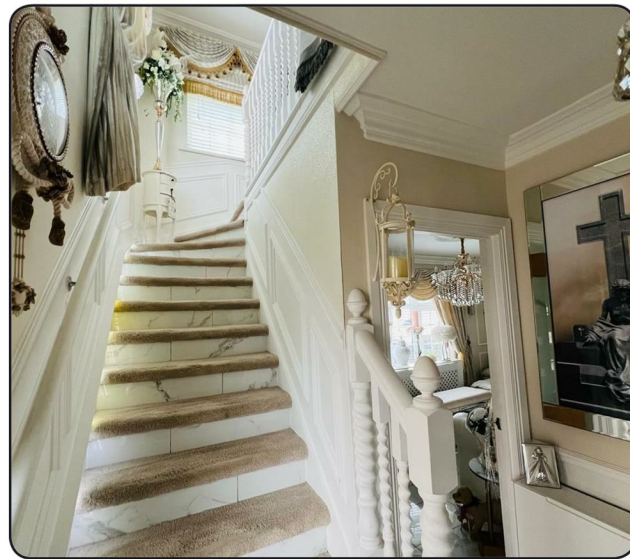
33 Carrickreagh Gardens, Derry, BT48 9UA

- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC BACK DOOR
- SOLID INTERNAL DOORS
- LAWN TO REAR
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having ceiling cornicing and centrer rose, porcelain tiled floor.

LOUNGE

16'5" x 10'2" wp (5.00m x 3.10m wp)

Having feature mirror wall, ceiling cornicing and centre rose, understairs storage, porcelain tiled floor.

KITCHEN

12'10" x 10' (3.91m x 3.05m)

Having range of eye and low level units, tiling between units, stainless steel sink unit set in granite worktop, wired for cooker, extractor hood, integrated fridge / freezer, recessed lighting, ceiling cornicing and centre rose, tiled floor.

REAR PORCH

Having storage cupboards, granite worktop, ceiling cornicing, porcelain tiled floor.

SHOWER ROOM

Comprising walk in shower, whb set in vanity unit, wc, fully tiled walls and floor.

FIRST FLOOR

Staircase with panelling and feature side lighting.

LANDING

Having hotpress, ceiling cornicing and porcelain tiled floor.

BEDROOM 1

11'2" x 9'7" (3.40m x 2.92m)

Having built in wardrobes with sliding mirrored doors, built in wardrobe, ceiling cornicing.

BEDROOM 2

12'11" x 9'5" wp (3.94m x 2.87m wp)

Having built in wardrobes with sliding mirrored doors and ceiling cornicing.

BEDROOM 3

10'10" x 6'7" (3.30m x 2.01m)

Having built in wardrobe with sliding mirrored doors.

EXTERIOR FEATURES

Concrete shed to rear with power points. Plumbed for washing machine and vented for tumble dryer.

Enclosed to rear by fence and gate.

Bordered to front by fence and double entrance gates leading to driveway.

Lawns to front and rear laid in artificial grass.

Enclosed Bin area and oil tank.

ESTIMATED ANNUAL RATES

£791.10 (MARCH 2024)

