

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£90,000

**FOR SALE**



**3 Old Mill Mews, Drumahoe, BT47 3YQ**

- END TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- SOLD AS SEEN
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

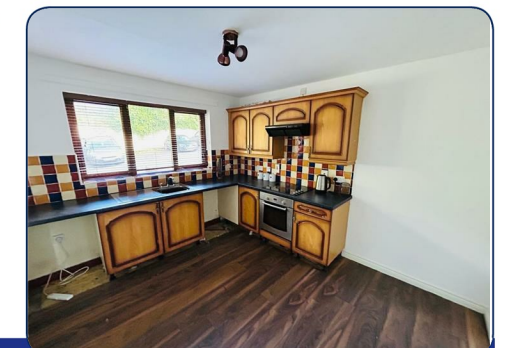
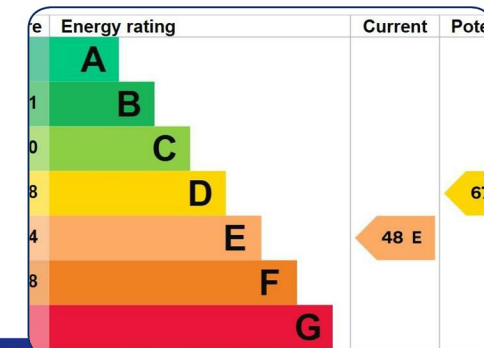
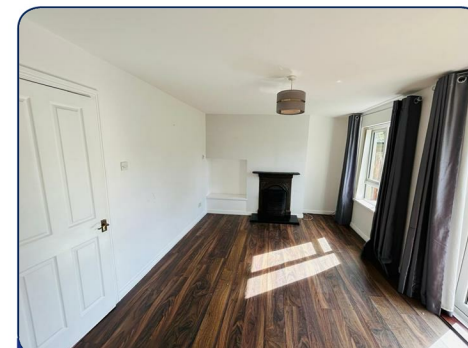
**Agent: Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk



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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having understairs storage and laminated wooden floor.

#### KITCHEN / DINING AREA

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

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

#### LOUNGE

17'7" x 10'10" wp (5.36m x 3.30m wp)

Having fireplace with cast iron inset, tiled hearth, laminated wooden floor, French doors leading to rear.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

10'8" x 9'9" (3.25m x 2.97m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

11'8" x 8'5" (3.56m x 2.57m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 3

7'7" x 6'6" (2.31m x 1.98m)

Having laminated wooden floor.

#### BATHROOM

Comprising bath with tiling around, whb with tiling around, wc, fully tiled walk in electric shower.

### EXTERIOR FEATURES

Driveway to front.

Communal parking.

Garden to rear.

### ESTIMATED ANNUAL RATES

£916.74 (APRIL 2024)

