

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£115,000

**FOR SALE**



**14 Milltown View, L'Derry, BT47 3QN**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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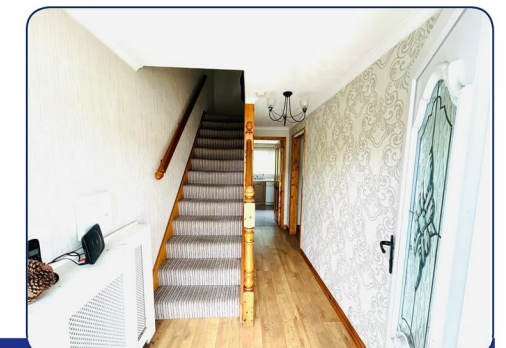
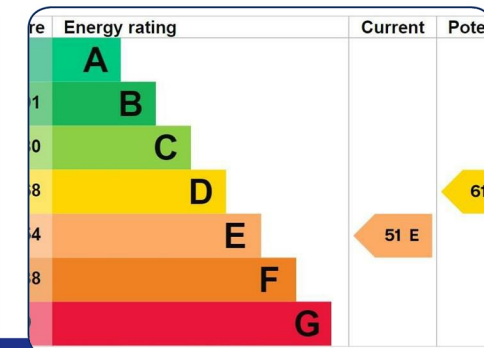
- END TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR
- CONCRETE DRIVEWAY
- GARAGE
- EPC RATING - E

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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.
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having laminated wooden floor.

#### LOUNGE

12'7" x 12'6" wp (3.84m x 3.81m wp)

Having fireplace with tiled hearth and inset, laminated wooden floor.

#### KITCHEN / DINING AREA

14'7" x 9'10" (4.45m x 3.00m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, wired for cooker, extractor fan, plumbed for washing machine and dishwasher, space for fridge / freezer, tiled floor.

#### REAR HALLWAY

Having storage cupboard with light, tiled floor.

#### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

12'5" x 11'9" (3.78m x 3.58m)

Having built in wardrobe.

#### BEDROOM 2

12'5" x 8'8" wp (3.78m x 2.64m wp)

Having built in wardrobe.

#### BEDROOM 3

8'10" x 8'5" wp (2.69m x 2.57m wp)

#### BATHROOM

Comprising bath with shower attachment to taps, whb set in vanity unit, wc, partly tiled walls.

#### EXTERIOR FEATURES

Yard to front enclosed by gate.

Concrete driveway enclosed by gate.

Lawn and yard to rear.

Outside light & tap.

#### GARAGE

#### ESTIMATED ANNUAL RATES

£522.26 (JUNE 2024)

