

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£135,000

FOR SALE



9 Curragh Walk, Derry, BT48 8HX

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- LAWNS TO FRONT AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

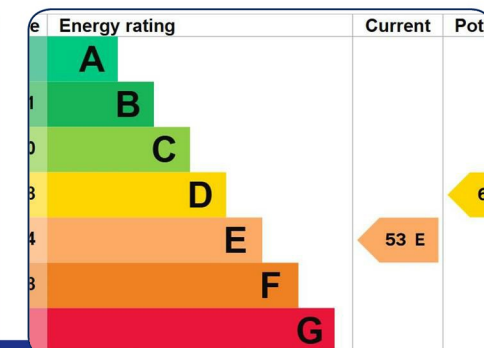
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THE PROPERTY COMPRISES:

HALLWAY

Having laminated wooden floor, 2 Cloaks cupboards

LOUNGE

13' 3 x 12' 4 (3.96m 0.91m x 3.66m 1.22m)
Having fireplace, laminated wooden floor

KITCHEN/DINING

20' 8 x 7' 11 (6.10m 2.44m x 2.13m 3.35m)
Having a range of eye and low level units, tiling between units, single drainer stainless steel sink unit, stainless steel extractor fan, plumbed for washing machine, ample dining space.

FIRST FLOOR

Having storage cupboard.

BEDROOM 1

12' 4 x 9' 9 (3.66m 1.22m x 2.74m 2.74m)

BEDROOM 2

9' 10 x 8' (2.74m 3.05m x 2.44m)

BEDROOM 3

9' 2 x 7' 2 (2.74m 0.61m x 2.13m 0.61m)
Having built in wardrobe.

BATHROOM

comprising Bath with electric shower over, part tiling around, WHB and WC, hotpress.

EXTERIOR

Lawns to front and rear.

ESTIMATED ANNUAL RATES

£972.30 (AUG 2024)

