

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£80,000

FOR SALE



6 Gortfoyle Place, Derry, BT47 6AJ

VIEWING STRICTLY BY APPOINTMENT ONLY

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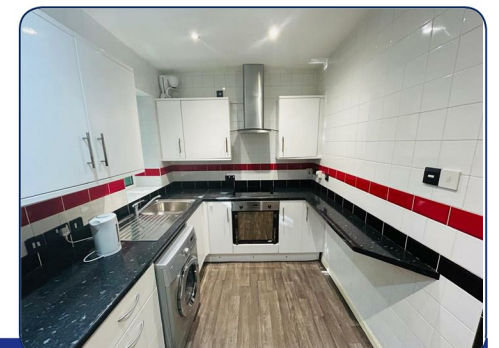
- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- ENCLOSED YARD TO REAR
- EPC RATING - E
- SOLD AS SEEN

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

LOUNGE

14' x 11' (4.27m x 3.35m)

Having recessed lighting, shelving, laminated wooden floor.

KITCHEN

10'10" x 7' (3.30m x 2.13m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, recessed lighting.

REAR HALLWAY

Having cloaks cupboard.

SHOWER ROOM

8'4" x 5'1" (2.54m x 1.55m)

Comprising walk in electric shower, whb vanity unit, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'1" x 9'4" (3.68m x 2.84m)

BEDROOM 2

9'4" x 7'6" (2.84m x 2.29m)

EXTERIOR FEATURES

Small enclosed yard to rear.

ESTIMATED ANNUAL RATES

£600.05 (SEPT 2024)

