

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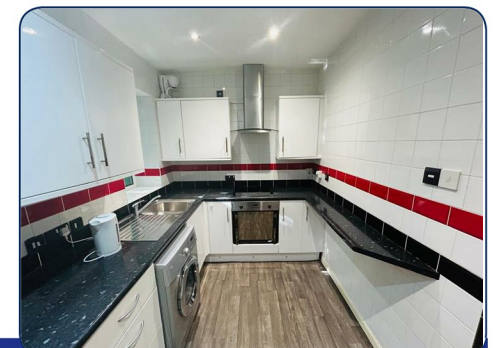
- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- ENCLOSED YARD TO REAR
- EPC RATING - E
- SOLD AS SEEN

**Daniel**  
**Henry**  
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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5. Any areas, measurements or distances referred to herein are approximate 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.

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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)

