

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£135,000

**FOR SALE**



45a Glenbank Road, Derry, BT48 0BB

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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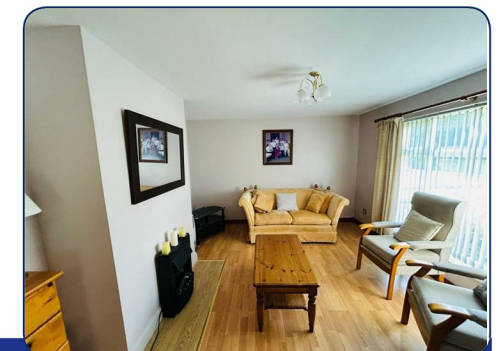
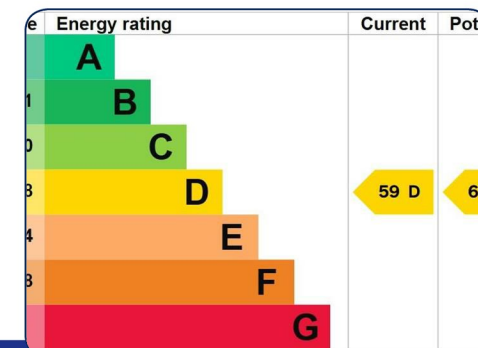
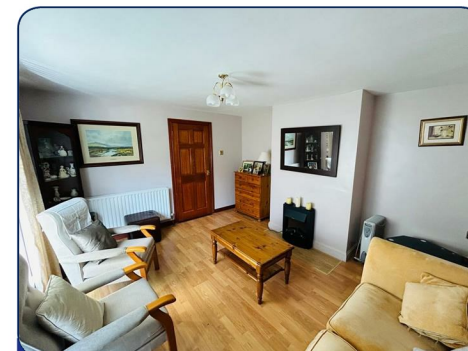
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- LAWN TO FRONT
- YARD TO REAR
- EPC RATING -

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having tiled floor.

#### LOUNGE

14'2" x 11'9" (4.32m x 3.58m)

Having laminated wooden floor.

#### KITCHEN

14'2" x 8'8" (4.32m x 2.64m)

Having eye and low level units with under lighting, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for fridge / freezer, plumbed for dishwasher, wired for cooker, extractor fan.

#### REAR HALLWAY/UTILITY AREA

Plumbed for washing machine, space for tumble dryer, tiled floor.

#### GUEST WHB & WC

Having whb with tiling around, wc, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

13'9" x 9'9" (4.19m x 2.97m)

Having built in wardrobe.

#### BEDROOM 2

13'9" x 8'7" (4.19m x 2.62m)

Having built in wardrobe.

#### BEDROOM 3

10'2" x 6'11" (3.10m x 2.11m)

#### SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb with mixer taps and tiling around, wc.

### EXTERIOR FEATURES

Lawn to front enclosed by wall.

Yard to rear.

Access to mews.

Concrete shed.

Outside tap.

### ESTIMATED ANNUAL RATES

£888.96 (OCT 2024)

