

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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9 Ashcroft Close, Derry, BT47 2LG

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY
- SUMMER HOUSE/CABIN
- CUL-DE-SAC LOCATION
- EPC RATING -

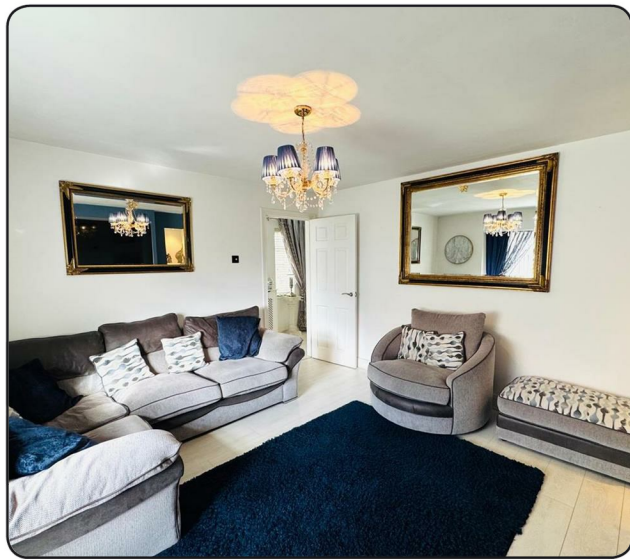
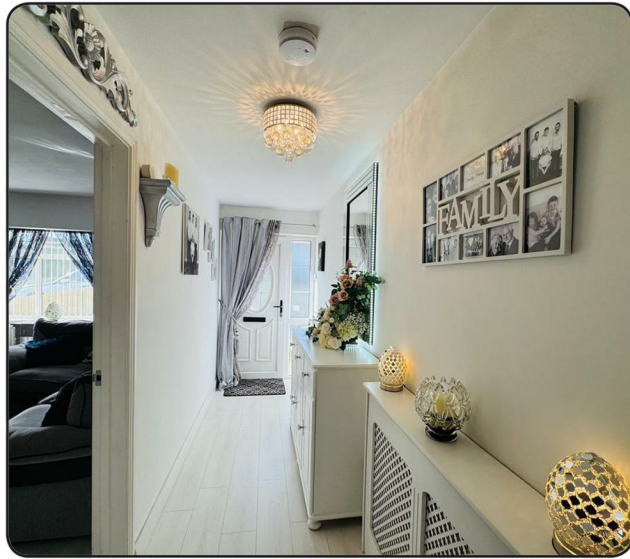
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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

14'10" x 12'6" (4.52m x 3.81m)

Having feature media wall with multi fuel stove, laminated wooden floor.

KITCHEN / DINING AREA

18'3" x 9'8" (5.56m x 2.95m)

Having excellent range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor canopy, integrated fridge, ample dining space, spacious understairs storage, laminated wooden floor.

UTILITY ROOM

7'10" x 6'10" (2.39m x 2.08m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'4" x 9'11" (3.76m x 3.02m)

Having built in wardrobe.

BEDROOM 2

9'10" x 9'8" (3.00m x 2.95m)

Having built in wardrobe.

BEDROOM 3

9'1" x 7'10" (2.77m x 2.39m)

BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, WHB set in vanity unit, WC, 1/2 tiled walls.

EXTERIOR FEATURES

Covered patio to rear with decking with Cabin/Summer House.

Tarmac driveway with extended gravel parking.

Bin enclosure.

Storage shed.

Exterior sensor lighting.

Outside tap.

ESTIMATED ANNUAL RATES

£1111.20 (FEB 2025)

CABIN/SUMMER HOUSE

18'5 x 17'10" (5.61m x 5.44m)

Having entertainment/fitness room

Shower room comprising walk in shower, WHb set in vanitory unit and WC.

