

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£120,000

FOR SALE



25 Grafton Street, Derry, BT48 0ER

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PARTIAL PVC DOUBLE GLAZED WINDOWS
- CONCRETE YARD TO REAR WITH ACCESS
- CARPETS AND BLINDS IN SALE
- OUTSIDE LIGHT AND TAP
- EPC RATING -

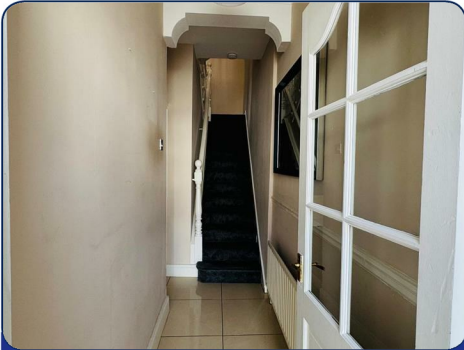
VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

VESTIBULE

Having tiled floor, glazed door to Hall.

HALLWAY

Having tiled floor

LOUNGE/DINING

24' x 12'3 wp (7.32m x 3.73m wp)
Having fireplace, Laminated wooden floor.

KITCHEN

11'9 x 7'4 (3.58m x 2.24m)
Having range of eye and low level units, tiling between, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge/freezer, stainless steel extractor fan, recessed lighting, tiled floor.

FIRST FLOOR

Having landing with hot press.

BEDROOM 1

15'6" x 10'2" (4.72m x 3.10m)

BEDROOM 2

10'2" x 10'6 (3.10m x 3.20m)

BATHROOM

Comprising bath, fully tiled walk in shower, WHB vanity unit, WC, partly tiled walls, laminated wooden floor.

SECOND FLOOR

ATTIC STORAGE

15'2 x 9'6" wp (4.62m x 2.90m wp)

EXTERIOR FEATURES

Concrete yard to rear with access.

ESTIMATED ANNUAL RATES

£1055.64 (APRIL 2025)

