

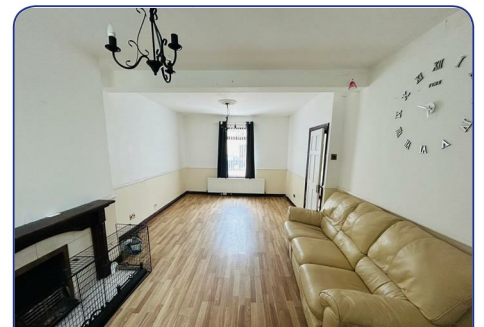
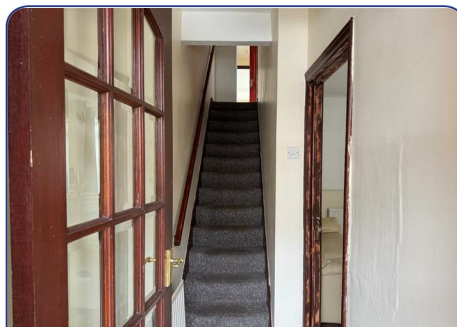
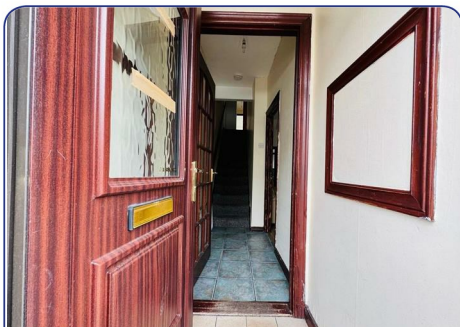
£145,000

FOR SALE



24 Phillip Street, Derry, BT48 7PN

- MID TERRACE HOUSE
- 3 BEDROOM/2 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- COCNETE YARD TO REAR
- SOLD AS SEEN
- EPC RATING -



ACCOMMODATION

VESTIBULE PORCH

Having tiled floor, glazed door to hallway.

HALLWAY

Having tiled floor.

LOUNGE

22'6" x 11'6" (6.86m x 3.51m)

Having fireplace, understairs storage and laminated wooden floor.

KITCHEN

14' x 8'3" (4.27m x 2.51m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, wired for cooker, stainless steel extractor hood, space for fridge/freezer.

REAR HALLWAY

Having tiled floor.

FAMILY ROOM

16'6" x 8'3" (5.03m x 2.51m)

FIRST FLOOR

LANDING

Having hotpress, toilet and whb off.

BEDROOM 1

19'10" x 8'3" (6.05m x 2.51m)

Having built in wardrobe.

BEDROOM 2

15'1" x 11' (4.60m x 3.35m)

Having built in wardrobes.

BEDROOM 3

11'1" x 8'8" (3.38m x 2.64m)

Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear with access to mews.

ESTIMATED ANNUAL RATES

£1341.25 (MAY 2025)

Agent: Daniel Henry (Cityside)

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