

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£99,950

**FOR SALE**



**12 Cable Street, Derry, BT48 9HF**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Daniel Henry (Cityside)**  
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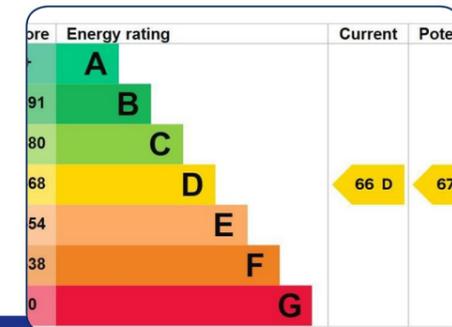
- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- MOSTLY WOODEN FLOORS THROUGHOUT
- YARD TO REAR
- EPC RATING -

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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.
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**THE PROPERTY COMPRISES:**

**EXTERIOR FEATURES**

Yard to rear.  
Access to mews.

**ESTIMATED ANNUAL RATES**

£896.58 (OCT 2023)

**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having laminated wooden floor.

**LOUNGE / DINING AREA**

19'11" x 11'6" (6.07m x 3.51m)

Having fireplace with mahogany surround, tiled hearth and inset, understairs storage, laminated wooden floor.

**KITCHEN / DINING AREA**

10'1" x 7'7" (3.07m x 2.31m)

Having eye and low level units, single drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for fridge / freezer and tumble dryer, tiled floor.

**REAR HALLWAY**

Having storage cupboard and tiled floor.

**SHOWER ROOM**

Comprising fully tiled walk in electric shower, whb and wc, fully tiled walls, PVC ceiling, heated towel rail, tiled floor.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**BEDROOM 1**

11'10" x 9' (3.61m x 2.74m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

**BEDROOM 2**

11'1" x 7'7" (3.38m x 2.31m)

Having laminated wooden floor.

**BEDROOM 3**

10'4" x 8'9" (3.15m x 2.67m)

Having built in cupboard and laminated wooden floor.

