



FOR SALE

57 THE OLD SCHOOL FIELD, DRUMAHOE, L'DERRY, BT47 3GX



PRICE: Offers Over £97,000

I am delighted to welcome to the market for sale this 3 bedroom end townhouse home located just off the main A6 at the village of Drumahoe. Very rarely does a 3 bedroom house come on the market for sale in this area and therefore will be highly sought after!

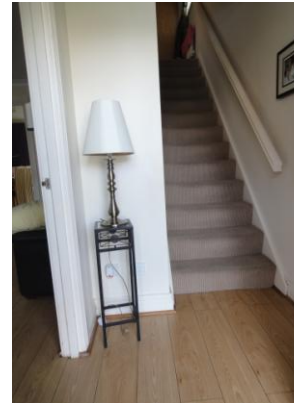
The property comprises of sitting room, dining kitchen, 3 bedrooms and family bathroom. There is also 2 off street parking spaces to the front of the property and a large rear garden laid in lawn. The property boasts OFCH, Gas hob & fire, PVC windows & patio doors. The property has been kept in very good condition throughout & no work is required to be done. Viewings highly recommended.

EH Rentals
Residential Letting & Property Management
T: 02871 518307 M: 07702242502
Email: ehrentals@live.co.uk
www.ehrentals.com

- * **3 bedroom home**
- * **OFCH**
- * **PVC windows & patio doors**
- * **Close to local schools, shops, post office & on main bus route to the City Centre**
- * **Off street parking to front**
- * **Rear garden laid in lawn**
- * **Convenient village location**

Entrance Hallway:

Having semi-solid wood flooring, alarm panel, smoke alarm & single panel radiator



Sitting Room – 15ft 1” x 14ft 1” (to widest point)

Having semi-solid wood flooring, recessed downlighters, vertical blind, modern wooden firesurround with black inset & black slate tiled hearth with gas fire insert, 6 panel glass French doors leading to kitchen, understair storage cupboard & double panel radiator

Kitchen – 17ft 4” x 11ft 11”

Having cream tiled flooring, Maple ‘shaker’ style high & low level with tiled splashback between, free standing fridge freezer, Stainless steel oven, stainless steel gas hob, extractor fan, freestanding washing machine & dishwasher, stainless steel single drainer sink, 2x 4 way spotlight fittings, roller blind, vertical blind, patio doors leading onto garden and double panel radiator

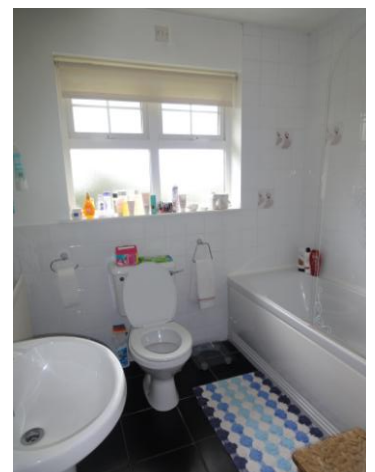


Stairs & Landing:

Having carpet flooring, vertical blind, hotpress, roofspace access, chrome 3 way light fitting, smoke alarm & single panel radiator

Bathroom – 8ft 2” x 7ft 2”

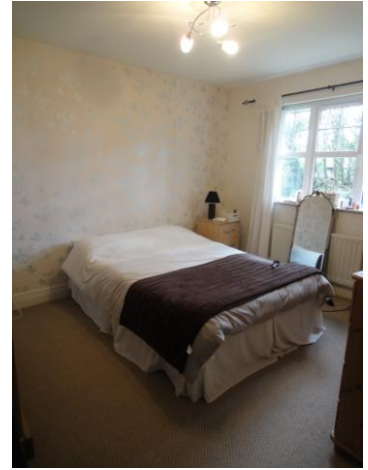
Having black tiled flooring, part white tiled walls, panelled bath with shower screen, redring electric shower over bath, low flush WC, pedestal wash hand basin, extractor fan, roller blind & single panel radiator



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Bedroom 1 – 11ft 10” x 9ft 11”

Having carpet flooring, vertical blind & single panel radiator



Bedroom 2 – 15ft 4” x 9ft 11” (to widest point)

Having carpet flooring, built in 4 mirror door wardrobes with 6 drawers, vertical blind & single panel radiator

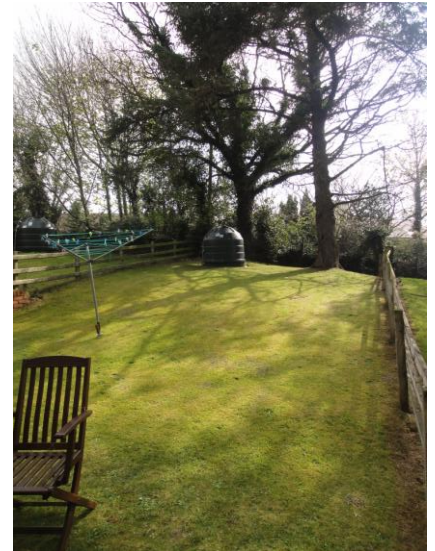
Bedroom 3 – 11ft 10” x 7ft 3” (to widest point)

Having carpet flooring, vertical blind & single panel radiator

External:

Front – off street parking space for 2 cars

Rear - laid in lawn with mature trees & shrubbery, PVC oil tank



TENURE: To be confirmed

NAV: We have been verbally advised by the Land & Property Service that the NAV is TBC.

HOUSE TO SELL? If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property and our competitive sale fees.

FINANCE REQUIRED? Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

VIEWING: By appointment with sole agent. To arrange an appointment to view contact us on;

Tel : 02871 518307

Mob: 07702242502

Or

e-mail us at: ehrentals@live.co.uk

**This property can be viewed on our website at:
www.ehrentals.com**

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*The information supplied is to be used as a guide and buyer must satisfy their own needs.
Structural, electrical, plumbing and appliances have not been tested.*