

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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£95,000

FOR SALE



5 Brisland Road, Londonderry, BT47 3EA

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Large Garden
- Oil Fired Central Heating
- Good Parking Available
- In Need of Modernisation



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THE PROPERTY COMPRISES:

Description:

This semi detached house is sure to attract a-lot of interest. Nestled just off the main Clooney Rd, the house enjoys a private situation. Internally, the home requires modernisation whilst externally, there is a large side and rear garden.

Location:

Leaving Greysteel, travelling towards Derry along the Clooney Rd, take a left at the Longfield roundabout and then take immediate right into Brisland Rd. No. 5 is situated a short distance in this road on the left hand side.

Ground Floor Accommodation:

Hallway:

With under stair storage.

Lounge:

16'8" x 10'5" (5.1 x 3.2)  
With a brick fireplace with a Park Ray room heater (not tested) installed and a wooden over mantle and tiled hearth. Carpet flooring.

Kitchen

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Point for hob and oven. Cushion flooring.

Bedroom 1:

9'6" x 7'2" (2.9 x 2.2)  
Cushion flooring.

Bathroom:

6'6" x 6'6" (2.0 x 2.0)  
Consisting of an Low Flush W.C. , pedestal wash hand basin and an electric shower. Extractor fan. PVC panels on walls. Non slip cushion flooring.

First Floor Accommodation:

Bedoom 2:

14'1" x 8'6" (4.3 x 2.6)  
Built in wardrobe.

Bedroom 3:

9'10" x 7'10" (3.0 x 2.4)  
Built in wardrobe. Carpet flooring.

Exterior Features:

Private lane way leading up to the house. Enclosed small garden to the front. Larger garden laid in lawn to the side and the rear garden.

