

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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**Daniel**  
**Henry**  
ESTATE AGENTS

£149,950

FOR SALE

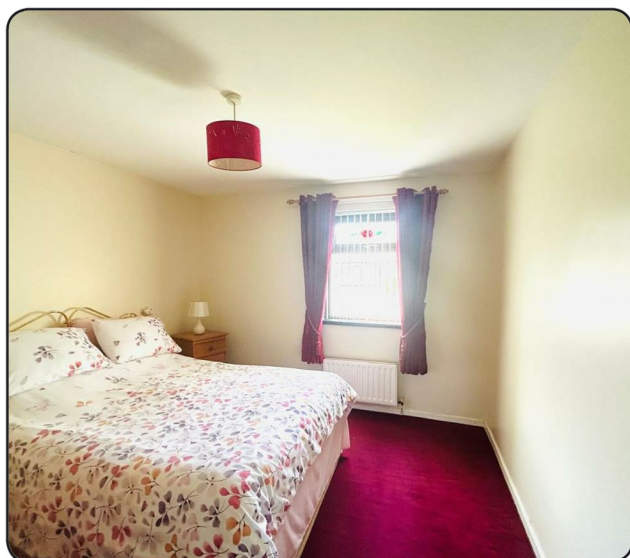
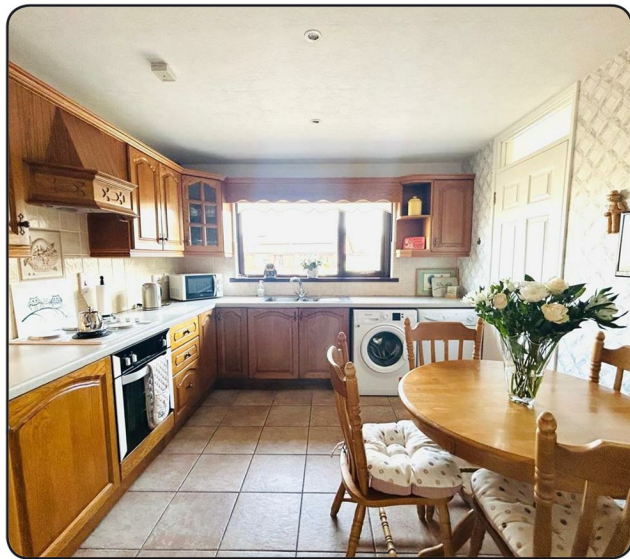


5 Jeffrey Avenue, L'Derry, BT47 6DB

- SEMI DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- CARPETS & BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- WHEELCHAIR ACCESSIBLE
- LAWN TO FRONT & PATIO AREA TO REAR
- EPC RATING -







## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having three storage cupboards.

### LOUNGE

13' x 10'5" wp (3.96m x 3.18m wp)

Having fireplace with mahogany surround and tiled hearth and inset, ceiling cornicing and centre rose.

### KITCHEN / DINING AREA

13' x 10'4" (3.96m x 3.15m)

Having eye and low level units, glazed display units, matching window pelmet, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, extractor hood, integrated fridge / freezer, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

### REAR HALLWAY

Having storage cupboard and tiled floor.

### BEDROOM 1

11'5" x 10'6" (3.48m x 3.20m)

### BEDROOM 2

11'4" x 10'6" (3.45m x 3.20m)

### BEDROOM 3

9' x 6'7" (2.74m x 2.01m)

### WET ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, hotpress, fully tiled walls and tiled floor.

### EXTERIOR FEATURES

Lawn to front.

Paved patio area to rear bordered by fence and gate.

Driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£694.50 (APRIL 2025)

