

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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

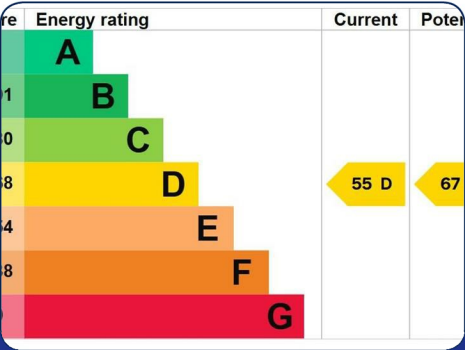
£225,000

**FOR SALE**



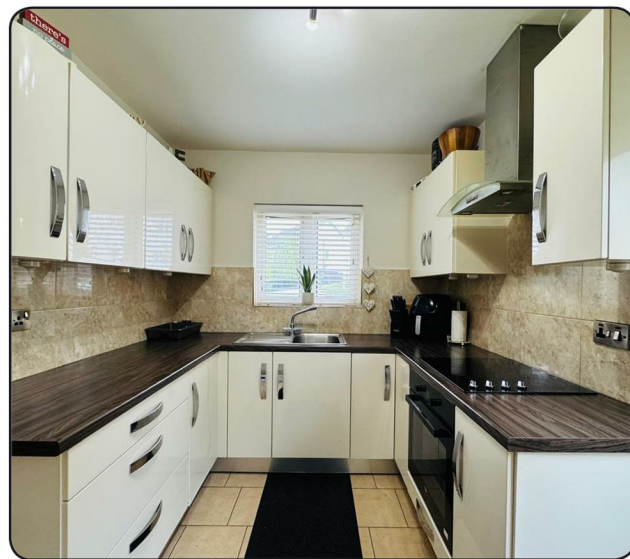
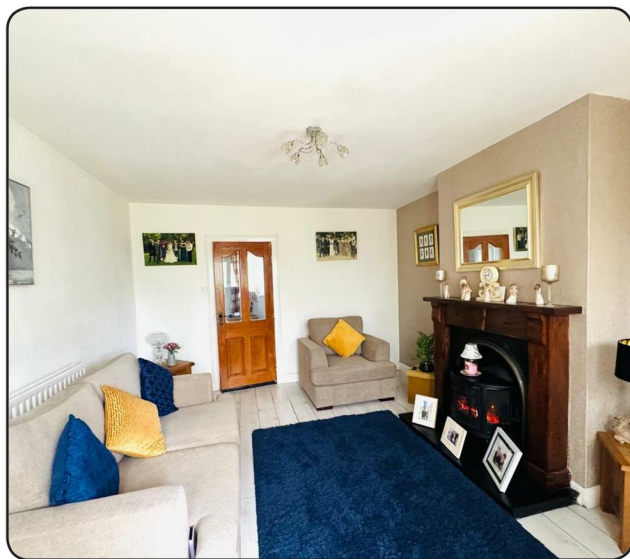
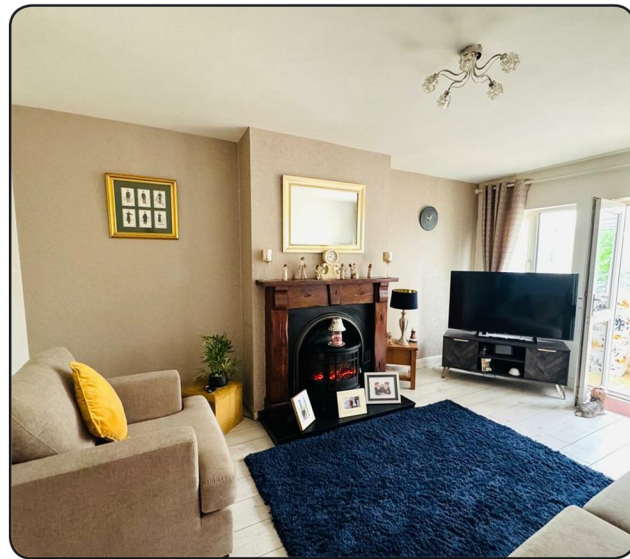
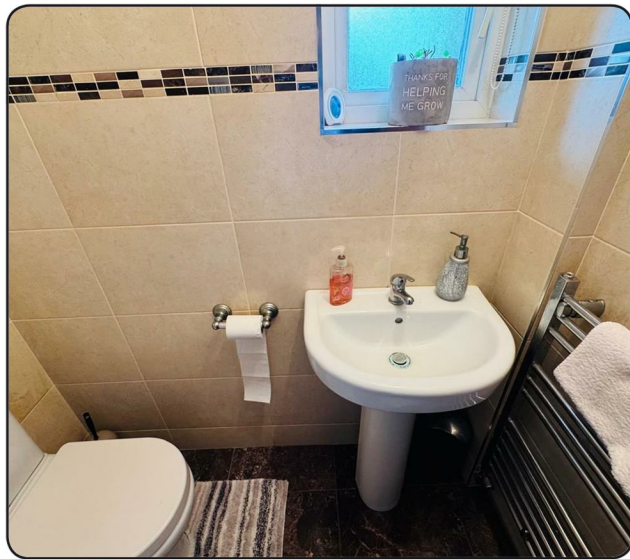
**20 Ebrington Park, L'Derry, BT47 6JE**

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- EPC RATING -



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## ACCOMMODATION

### ENTRANCE HALLWAY

Having downstairs storage and laminated wooden floor.

### GUEST WHB & WC

Having chrome radiator, fully tiled walls and floor.

### LOUNGE

15'9" x 11'10" (4.80m x 3.61m)

Having fireplace, laminated wooden floor, door to Conservatory.

### CONSERVATORY

12'1" x 7'11" (3.68m x 2.41m)

Having laminated wooden floor and door to side.

### KITCHEN

12'1" x 7'8" (3.68m x 2.34m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, chrome radiator, 1/2 tiled walls, tiled floor.

### BEDROOM 4 / DINING ROOM

12'11" x 12'9" (3.94m x 3.89m)

Having laminated wooden floor and door to garden.

### EN-SUITE

Comprising tiled walk in electric shower, whb set in vanity unit, wc, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress and walk in cupboard.

#### BEDROOM 1

14'2" x 11'11" wp (4.32m x 3.63m wp)

Having built in wardrobe.

#### BEDROOM 2

12'8" x 10'7" (3.86m x 3.23m)

Having built in wardrobe.

#### BEDROOM 3

11'10" x 8'11" wp (3.61m x 2.72m wp)

#### BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, chrome radiator, fully tiled walls and floor.

#### SEPARATE WC

Having tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front.

Enclosed lawn to rear stocked with mature plants, trees and shrubs.

Driveway to side.

Summer House.

Green House.

Fuel Store.

### GARAGE

16'2" x 9'9" (4.93m x 2.97m)

Having up and over door, light and power points, side door. Fuel store to the rear.

### ESTIMATED ANNUAL RATES

£1107.99 (JUNE 2025)

