

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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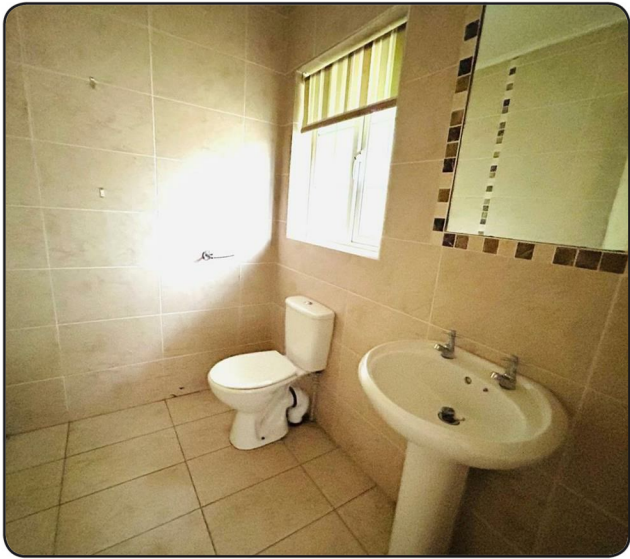
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£210,000

55 Woodbrook, Derry, BT48 8FQ

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- STORE (PREVIOUSLY GARAGE)
- SOLD AS SEEN
- EPC RATING -



ACCOMMODATION

HALLWAY

Having downstairs storage and tiled floor.

LOUNGE

18'8" x 13'9" (5.69m x 4.19m)

Having tiled floor.

FAMILY ROOM

18' x 10'5" (5.49m x 3.18m)

Having laminated wooden floor.

KITCHEN / DINING AREA

21'8" x 9'8" (6.60m x 2.95m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for American style fridge / freezer, double oven, centre island with gas hob and storage under, extractor hood, tiled floor, French doors.

UTILITY ROOM

10'5" x 4'10" (3.18m x 1.47m)

Plumbed for washing machine, space for tumble dryer, half panelled walls, tiled floor.

GUEST WHB & WC

Having fully tiled walls and floor.

FIRST FLOOR

LANDING

Having airing cupboard, laminated wooden floor.

MASTER BEDROOM

13'9" x 12'8" (4.19m x 3.86m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, fully tiled walls.

BEDROOM 2

15' x 10'5" into bay (4.57m x 3.18m into bay)

Having laminated wooden floor.

BEDROOM 3

12'6" x 10'4" wp (3.81m x 3.15m wp)

Having laminated wooden floor.

BEDROOM 4

11' x 9'8" (3.35m x 2.95m)

Having half panelled walls, laminated wooden floor.

BATHROOM

Comprising whb and wc, space for bath, half panelled walls, laminated wooden floor.

STORE (PREVIOUSLY ATTACHED GARAGE)

24'1" x 11'10" (7.34m x 3.61m)

Having light and power points, French doors.

EXTERIOR FEATURES

Brick pavia driveway to front bordered by wall, trees and double entrance gates.

Yard to rear.

Decking area to rear enclosed by wall.

Outside light and tap.

ESTIMATED ANNUAL RATES

£2000.16 (MAY 2024)

