

£129,950

FOR SALE



13 Riverview Crescent, Drumahoe, BT47 3LX

- Mid-terrace House within Easy Commuting to Derry City
- Lounge/Kitchen-Dining/4 Bedrooms/Shower Room
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating (Recently Fitted Condensing Boiler)
- Street Parking to Front of Property
- Spacious Enclosed Rear Garden with Store/Wash House
- Excellent Location within Walking Distance of Park and Ride
- Ideal First Time/Investment Purchase



DESCRIPTION:

This mid-terrace house is located in Drumahoe, just a short driving distance from Altnagelvin Area Hospital and Derry City. It's also within a 5 minute walk to the nearest park and ride. The property offers well laid out family accommodation to include 4 bedrooms and spacious kitchen. It would make an excellent purchase for first time buyers/investors alike. The property benefits from a spacious enclosed rear garden with garden store/wash house.

LOCATION:

Travelling through Drumahoe Village towards Belfast, continue past the park and ride to the roundabout. Take left turn off the roundabout and take first left into Riverview Crescent. Continue through the development and number 13 is situated on the right hand side.

ACCOMMODATION TIN INCLUDE:**Entrance Hall:**

with cushion flooring, coving around ceiling, glazed door through to:

Lounge:

12'5" x 12'5" (3.8 x 3.8)

having Mahogany fireplace with tiled inset and hearth, coving around ceiling and centre piece.

Kitchen/Dining:

19'0" x 9'10" (5.8 x 3.0)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, pelmet over window, built-in hob and oven, extractor fan with light, built-in fridge/freezer, feature glass and corner display units, part Pine panel walls, strip lighting.

Staircase to First Floor Landing:

with shelved hot-press.

Bedroom (1):

12'5" x 11'5" (3.8 x 3.5)

with built-in wardrobe, wood effect laminate flooring.

Bedroom (2):

12'1" x 11'1" (3.7 x 3.4)

(at widest points) with built-in wardrobe, wood effect laminate flooring.

Bedroom (3):

9'2" x 8'10" (2.8 x 2.7)

with built-in wardrobe, wood effect laminate flooring.

Bedroom (4):

8'10" x 5'6" (2.7 x 1.7)

with wood effect laminate flooring.

Separate W.C.:

5'6" x 2'7" (1.7 x 0.8)

with low flush w.c., fully tiled walls, tiled flooring.

Shower Room:

5'6" x 4'11" (1.7 x 1.5)

having shower cubicle with electric shower, pedestal wash hand basin, UPVC panelled ceiling, UPVC panelled walls, tiled flooring.

EXTERIOR FEATURES:

Small enclosed garden to front of property laid in lawn.

Spacious garden to rear laid in lawn and enclosed by fencing and mature hedging. Outside light and tap. Communal alleyway.

Garden Store/Wash House:

11'5" x 7'10" (3.5 x 2.4)

with power points and lighting, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, Oil fired boiler.

ANNUAL RATES:

£722.28 as at 09/05/2025.

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