

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£190,000

FOR SALE



174 Sevenoaks, L'Derry, BT47 6BF

VIEWING STRICTLY BY APPOINTMENT ONLY

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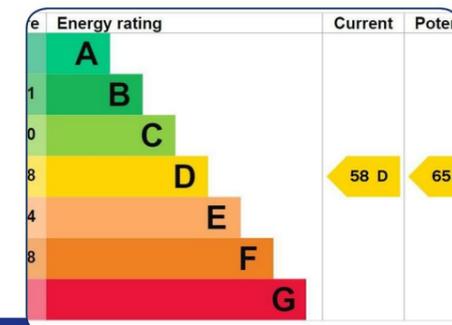
- SEMI DETACHED HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT & REAR
- DRIVEWAY
- GARAGE
- EPC RATING - D

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage.

GUEST WHB & WC

Having 1/2 panelled walls.

LOUNGE

18'2" x 12'1" into bay (5.54m x 3.68m into bay)

Having tiled fireplace with wooden surround and tiled hearth, ceiling cornicing and centre rose, double doors to kitchen, laminated wooden floor.

KITCHEN / DINING AREA

19'11" x 13' (6.07m x 3.96m)

Having eye and low level units, tiling between units, wine rack, glazed display unit, stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor fan, plumbed for washing machine, tiled floor, ample dining space.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'10" x 8'11" wp (3.91m x 2.72m wp)

Having built in wardrobe.

BEDROOM 2

13'1" x 9'1" wp (3.99m x 2.77m wp)

Having built in wardrobe.

BEDROOM 3

10'6" x 9'1" wp (3.20m x 2.77m wp)

Having built in wardrobe.

BEDROOM 4

9'1" x 6'9" (2.77m x 2.06m)

BATHROOM

Comprising bath, whb and wc, walk in electric shower with PVC cladding to walls, extractor fan.

EXTERIOR FEATURES

Lawn to front.

Tarmac driveway.

Lawn to rear bordered by fence, hedge and gate.

Outside light and tap.

GARAGE

Having roller door, side window and door.

ESTIMATED ANNUAL RATES

£1160.28 (SEPT 2023)

