

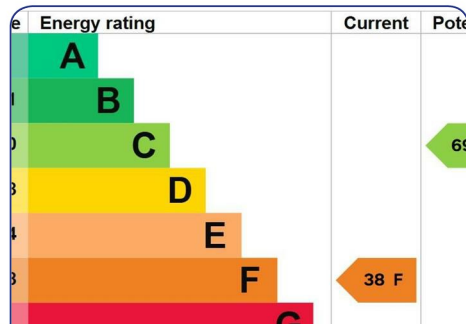
£160,000

FOR SALE



42 Kilburn Crescent, L'derry, BT47 5QA

- SEMI-DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT
- PAVED YARD TO REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING-



HALL**LOUNGE**

16'4 x 11'11 to widest points (4.98m x 3.63m to widest points)

Having fireplace

KITCHEN

11'11 x 8'8 (3.63m x 2.64m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, tiled floor

BEDROOM (1)

13'8 x 8'10 (4.17m x 2.69m)

Having laminated wooden floor

BEDROOM (2)

14'10 x 6'8 (to widest points) (4.52m x 2.03m (to widest points))

Having built in wardrobe

BEDROOM (3)

10'5 x 8'11 (3.18m x 2.72m)

Having laminated wooden floor

BATHROOM

Comprising bath with electric shower over, shower screen, WHB set in vanity unit, WC, PVC cladding around bath.

UTILITY PORCH

Plumbed for washing machine and dishwasher

EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gate

Paved Yard to rear

GARAGE**ESTIMATED ANNUAL RATES**

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.