

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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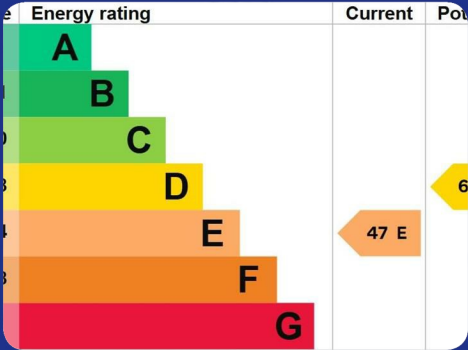
£150,000



FOR SALE

4 Erosmore Drive, L'derry, BT47 5SL

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CONCRETE DRIVEWAY
- LAWNS TO FRONT AND REAR
- GARAGE
- EPC RATING - E



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor

LOUNGE

18'5" x 12'1" (5.61m x 3.68m)

Having fireplace, laminated wooden floor, storage off

KITCHEN

10'2" x 7'5" (3.10m x 2.26m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, cooker, fridge/freezer, washing machine, extractor hood, tiling between units.

BEDROOM (1)

10'11" x 9'4" (3.33m x 2.84m)

Having laminated wooden floor

SHOWER ROOM

Having walk in shower, WHB, WC, chrome wall radiator, fully tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM (2)

18'10" x 7'6" (5.74m x 2.29m)

Having laminated wooden floor

BEDROOM (3)

8'4" x 7'9" (2.54m x 2.36m)

Having laminated wooden floor

GARAGE

18'5" x 11'7" (5.61m x 3.53m)

Having light and power points, roller door to front and side, side window

EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gates

Neat lawn to rear enclosed by fence and PVC door

Concrete Driveway

Composite fencing to side

Outside light and tap

ESTIMATED ANNUAL RATES

£977.00 (MAY 2026)

