

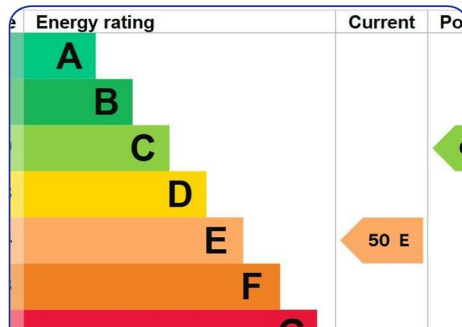
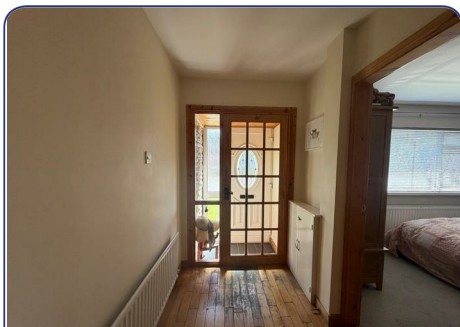
£190,000

FOR SALE



1 Bramhall Crescent, L'Derry, BT47 5HE

- DETACHED BUNAGLOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- NEAT LAWNS TO FRONT AND REAR
- SOLD AS SEEN
- EPC- E



VESTIBULE PORCH

Having tiled floor, glazed door to hallway.

(Please note extensive cracks to garage)
This is sold as seen).

HALLWAY

Having cloaks cupboard, semi-solid wooden floor.

ESTIMATED ANNUAL RATES

£1344.00 (JULY 2026)

LOUNGE

15'11 x 11'8 (4.85m x 3.56m)

Having fireplace, ceiling cornicing, semi solid wooden floor.

KITCHEN/DINING

24'4 x 11'9 (7.42m x 3.58m)

Having range of eye and low level units, 1 & 1/2 bowl stainless steel sink unit with mixer taps, tiling between units, Kenwood cooking centre stainless steel extractor hood, plumbed for automatic washing machine, space for fridge/freezer, ample dining space, French doors to rear, wooden ceiling with recessed lighting, tiled floor.

BEDROOM 1

13'6 x 8'8 (4.11m x 2.64m)

BEDROOM 2

13'3 x 7'1 (wp) (4.04m x 2.16m (wp))

BEDROOM 3

10'5 x 8'9 (3.18m x 2.67m)

SHOWER ROOM

Comprising walk in shower with pvc cladding to walls, whb and wc, remaining 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawns to front and rear.

Decked patio area to rear.

GARAGE

25' x 11'3 (7.62m x 3.43m)

Having up and over door light and power points.

Agent: Daniel Henry (Waterside)

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