

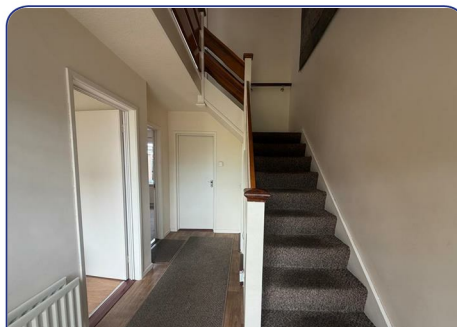
£210,000

FOR SALE



2 Malone Park, L'Derry, BT47 5PE

- SEMI DETACHED HOUSE WITH ANNEX
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- MATURE LAWNS TO FRONT AND SIDE
- TARMACE DRIVEWAY
- DETACHED GARAGE
- EPC D



VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having understairs storage, cloaks cupboard.

LOUNGE

11'4 x 11'2 (3.45m x 3.40m)

Having laminate wooden floor.

DINING ROOM

11'8 x 10'8 (wp) (3.56m x 3.25m (wp))

KITCHEN

12'1 x 8' (3.68m x 2.44m)

Having a range of eye and low level units, double drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for automatic washing machine, space for fridge/freezer.

FIRST FLOOR

LANDING

BEDROOM 1

11'1 x 10'8 (3.38m x 3.25m)

Having built in cupboard.

BEDROOM 2

10'8 x 9'7 (3.25m x 2.92m)

BEDROOM 3

8'9 x 7'5 (2.67m x 2.26m)

BATHROOM

Comprising bath with shower over, shower screen, whb set in vanity unit, wc, tiled walls, hotpress.

ANNEX

Comprising Open Plan, Kitchen, Dining, Living with French doors to rear.

Wet Room

1 Bedroom.

EXTERIOR FEATURES

Beautifully manicured lawn to front and side stocked with an abundance of mature plants trees and shrubs. Tarmac driveway to rear leading to concrete yard with store .

DETACHCED GARAGE

having roller door.

ESTIMATED ANNUAL RATES:

£1221 (JULY 2026)

Agent: Daniel Henry (Waterside)

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