

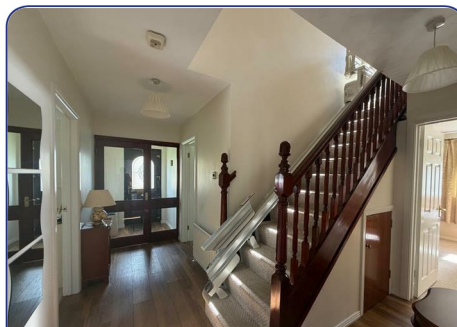
£280,000

FOR SALE



1 Rushcroft Gardens, L'derry, BT47 5WE

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS EXCEPT VELUX
- PVC EXTERIOR DOORS
- LAWNS TO FRONT AND SIDE
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING



ACCOMMODATION

VESIBULE

Having lamianted wooden floor

HALLWAY

Having lamianted wooden floor, cloaks cupboard, understair storage.

LOUNGE

16'11 x 11'8 (into bay window) (5.16m x 3.56m (into bay window))

Having ornamental fireplace with electric inset.

KITCHEN

14'8 x 12'1 (4.47m x 3.68m)

Having excellent range of eye and low level units, hob, double oven, integrated microwave, integrated dishwasher, single drainer stainless steel sink unit with mixer taps, extractor hood, laminated wooden floor, dining space, door to paved yard.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps plumbed for washing machine, space for tumble dryer.

MASTER BEDROOM

12'3 x 11'8 (3.73m x 3.56m)

EN-SUITE

Comprising fully tiled walk in electric shower, WHB, WC, tiled walls and floor, chrome radiator.

BEDROOM 2/DINING ROOM

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

FIRST FLOOR

LANDING

Having storage cupboards

BEDROOM (3)

13'2 x 8'1 (4.01m x 2.46m)

Having double built in wardrobes

BEDROOM (4)

13'6 x 11'9 (4.11m x 3.58m)

Having two double built in wardrobes

BATHROOM

Comprising bath, fully tiled walk in shower, WHB, WC, tiled walls.

EXTERIOR FEATURES

Lawns to front and rear

Garage

Tarmac Driveway

GARAGE

Having roller door, light and power points

ESTIMATED ANNUAL RATES:

£1588 APPROX (AUG 2026)

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