

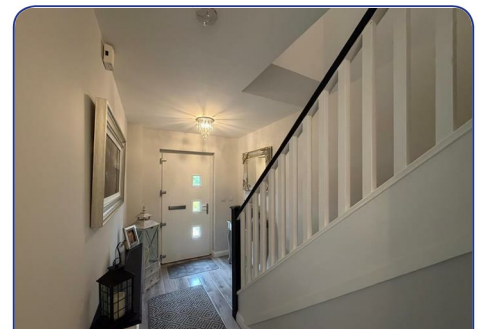
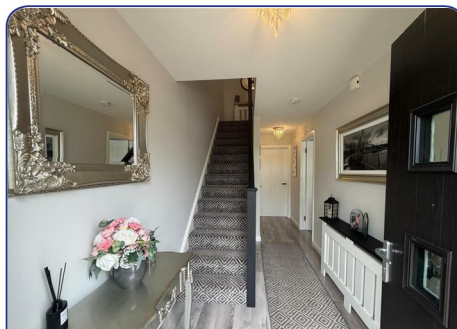
£220,000

FOR SALE



13 Ashbrook Court, L'derry, BT47 3FA

- SEMI-DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC FRENCH DOORS
- PAVED PARKING TO FRONT
- LAWN TO REAR
- SHED
- EPC RATING- B



ACCOMMODATION

HALLWAY

Having laminated wooden floor

GUEST TOILET AND WHB

Having WC, WHB and tiled floor.

LOUNGE

13'11 x 11'11 (4.24m x 3.63m)

Having laminated wooden floor, ornamental fireplace with electric inset.

KITCHEN/DINING

18' x 14' (5.49m x 4.27m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, wine rack, centre island with breakfast bar, storage under. tiling between units, tiled floor, ample dining space, french doors to rear.

FIRST FLOOR

LANDING

Having airing cupboard

MASTER BEDROOM

11' x 10'11 (3.35m x 3.33m)

EN-SUITE

Comprising fully tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)

13'11 x 8'11 (4.24m x 2.72m)

BEDROOM (3)

9'3 x 8'8 (2.82m x 2.64m)

BATHROOM

Comprising bath with shower fitting to taps, WHB, WC part tiling around bath, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear with decked patio area.

Paved patio to rear.

SHED

Having light and power points, side window and door.

Agent: Daniel Henry (Waterside)

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