

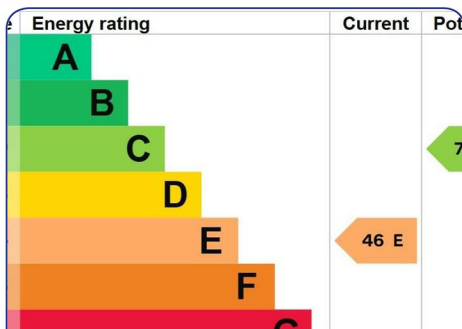
£160,000

**FOR SALE**



**1 Silverbirch Crescent, L'derry, BT47 5PY**

- SEMI-DETACHED BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC EXTERIOR DOORS
- PLUMBED FOR OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND SIDE
- EPC RATING E
- SOLD AS SEEN



## ACCOMMODATION

### VESTIBULE

Having tiled floor

### LOUNGE

16'8 x 11'10" (to widest points) (5.08m x 3.61m (to widest points))

Having fireplace, laminated wooden floor.

### KITCHEN

13'9 x 8'7 (4.19m x 2.62m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, extractor hood, plumbed for dishwasher, tiled floor.

### UTILITY STORE

Having tiled floor, plumbed for washing machine.

### BEDROOM (1)

13'8 x 8'11 (4.17m x 2.72m)

Having laminated wooden floor

### BEDROOM (2)

10'4 x 6'8 (3.15m x 2.03m)

Having laminated wooden floor

### BEDROOM (3)

8'11 x 10'4 (2.72m x 3.15m)

Having laminated wooden floor

### SHOWER ROOM

Comprising walk in shower, WHB set in vanity unit, WC, chrome radiator.

## FIRST FLOOR

### LANDING

Having storage

### ATTIC ROOM (1)

### ATTIC ROOM (2)

11'11 x 10'5 (3.63m x 3.18m)

### EXTERIOR FEATURES

Driveway leading to garage

Lawns to front and side

Yard to rear

### GARAGE

### ESTIMATED ANNUAL RATES

£1130 approx (SEPT 2026)

**Agent: Daniel Henry (Waterside)**

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