

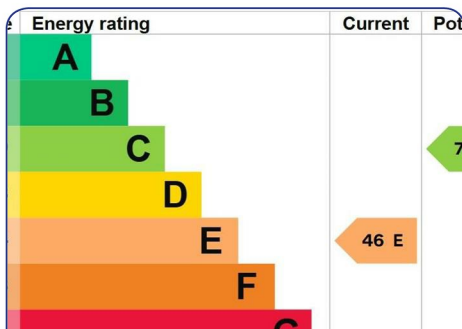
£160,000

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)

EPC RATING- E

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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