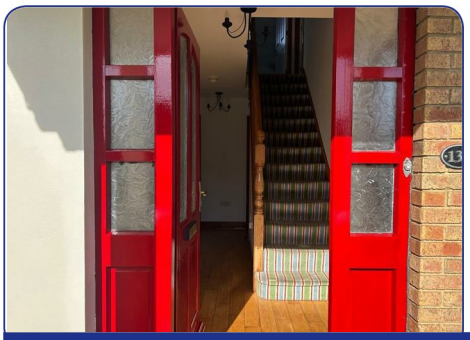
Daniel Henry
ESTATE AGENTS

£249,995



135 Sevenoaks, L'derry, BT47 6BD

- SEMI-DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS EXCEPT VELUX
- GAS HEATING
- MOSTLY WOODEN FLOORS
- PANELLED INTERNAL DOORS
- TARMAC DRIVEWAY
- EPC RATING C







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ACCOMMODATION

HALLWAY
Having understair storage, storage cupboard, wooden floor

LOUNGE
15'11 x 11'8) to widest points (4.85m x 3.56m) to widest points)
Having fireplace, double doors to kitchen/dining, wooden floor.

KITCHEN/DINING
17'3 x 12'8 (5.26m x 3.86m)
Having eye and low level units with tiling between, single drainer sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, tiled floor.

BEDROOM (1)
12'8 x 9'9 (to widest points) (3.86m x 2.97m (to widest points))
Having laminated wooden floor

BEDROOM (2)
9'5 x 8'5 (2.87m x 2.57m)
Having laminated wooden floor

BATHROOM
Bath with shower attachment to taps, shower screen, WHB with mixer taps, WC, PVC cladding to walls, PVC ceiling, recessed lighting, extractor fan, laminated floor.

FIRST FLOOR

LANDING
Having attic storage and wooden floor.

BEDROOM (3)
17'11 x 11'10 (to widest points) (5.46m x 3.61m (to widest points))
Having built in furniture, laminated wooden floor

BEDROOM (4)
12'1 x 8'6 (3.68m x 2.59m)
Having double built in wardrobes, laminated wooden floor

SHOWER ROOM
Comprising walk in electric shower, WHB with tiling around, extractor fan, tiled floor.

EXTERIOR FEATURES
Lawn to front
Lawn to rear bordered by fence and gate
Paved area
Tarmac driveway
Outside light and tap

ESTIMATED ANNUAL RATES
£1282 approx (sept 2026)

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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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