

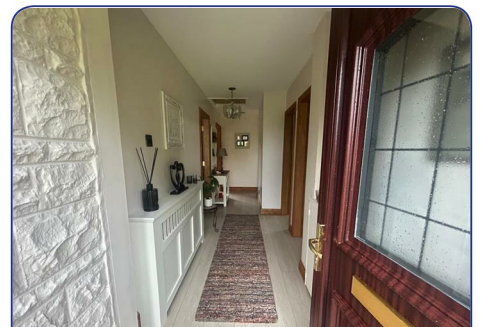
£230,000

**FOR SALE**



**6 Cheadle Park, L'derry, BT47 5HU**

- SEMI-DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS
- BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS, SKIRTING AND ARCHITRAVES
- EPC RATING-
- NEAT LAWN TO FRONT



## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

15'11 x 11'9 (to widest points) (4.85m x 3.58m (to widest points))

Having wood burning stove set on granite hearth, laminated wooden floor.

### KITCHEN/DINING

13'7 x 9'1 (4.14m x 2.77m)

Having eye and low level units with tiling between, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, recessed lighting, laminated wooden floor. Open plan to utility porch.

### UTILITY PORCH

Plumbed for washing machine, space for fridge freezer, laminated wooden floor

### BEDROOM (1)

13'8 x 8'9 (4.17m x 2.67m)

Having laminated wooden floor

### BEDROOM (2)

13'7 x 7'1 (4.14m x 2.16m)

Having built in wardrobe, laminated wooden floor

### BEDROOM (3)

10'5 x 8'10 (3.18m x 2.69m)

Having laminated wooden floor.

### SHOWER ROOM

Having walk in electric shower with cladding, WHB with mixer taps set in vanity unit with cladding around, Karndean flooring

### EXTERIOR FEATURES

Lawn to front bordered by wall and gate.

Paved patio area.

Brick pavia driveway,

Pebbled yard to rear with two patio area's

Outside light and tap

Enclosed to rear by fence and gate

### WORKSHOP

23'8 x 12' (7.21m x 3.66m)

Having PVC door and windows

Light and power points

### ESTIMATED ANNUAL RATES:

£1038 (October 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.
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