

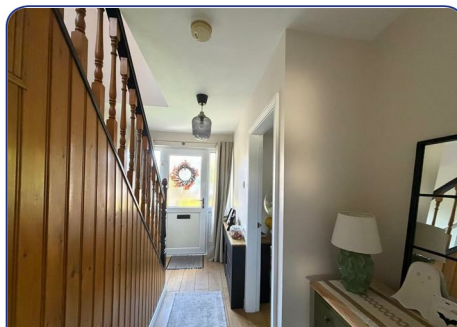
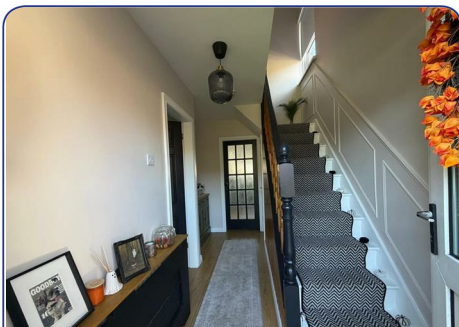
£210,000

FOR SALE



38 Sutton Gardens, L'derry, BT47 5HP

- SEMI-DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- OIL FIRED CENTRAL HEATING
- DRIVEWAY TO SIDE
- LAWN TO FRONT AND REAR
- CUL-DE-SAC LOCATION
- BEAUTY STUDIO WITH WC.
- EPC RATING - E



ACCOMMODATION

HALLWAY

Having laminated wooden floor, understair storage.

LOUNGE/DINING

22'10 x 12'6 (to widest points) (6.96m x 3.81m (to widest points))

Having attractive fireplace, feature panelled wall, laminated wooden floor, ample dining, archway to kitchen.

KITCHEN

12'4 x 10'1 (3.76m x 3.07m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, space for fridge/freezer, breakfast bar, tiling between units, laminated wooden floor.

FIRST FLOOR

LANDING

BEDROOM (1)

10'10" x 10'5" (3.30m x 3.18m)

Having built in wardrobe.

BEDROOM (2)

10'2 x 7'9" (3.10m x 2.36m)

BEDROOM (3)

10' x 6'5" (3.05m x 1.96m)

BEDROOM (4)

7'10" x 6'5" (2.39m x 1.96m)

BATHROOM

Comprising bath with electric shower over, shower screen, WHB set in vanity, WC, tiled walls and floor, black wall radiator, recessed lighting.

EXTERIOR FEATURES

Lawns to front and rear.

BEAUTY STUDIO

13'4 x 7'9 (4.06m x 2.36m)

Previously a garage, can easily be converted back to a garage.

PVC door to front.

Panelled wall and tiled floor.

Toilet & WHB off- Having tiled floor.

UTILITY

Utility to rear of Studio.

Sink unit.

Plumbed for washing machine.

ESTIMATED ANNUAL RATES:

£1099 (APPROX OCTOBER 2026)

Agent: Daniel Henry (Waterside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

waterside@danielhenry.co.uk

www.danielhenry.co.uk

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.

www.danielhenry.co.uk
www.propertypal.com