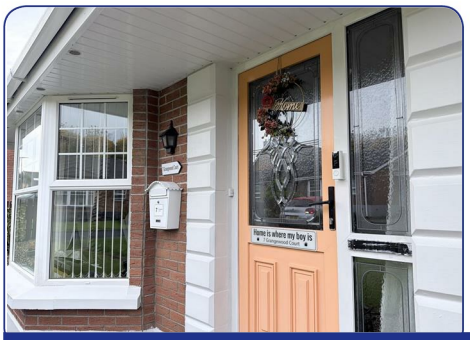
Daniel Henry
ESTATE AGENTS

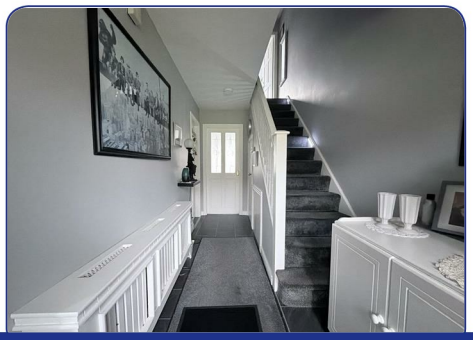
£199,950

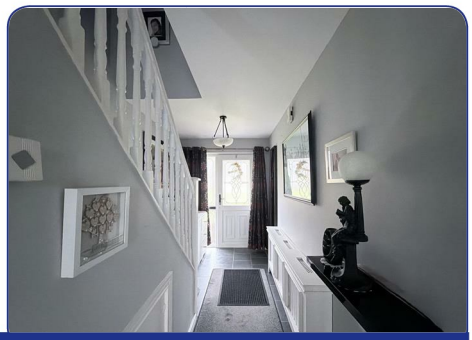


7 Grangewood Court, L'derry, BT47 5WT

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC RATING-







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ACCOMMODATION

HALLWAY
Laminated floor, understair storage.

LOUNGE
18'3 x 12'4 (into bay) (5.56m x 3.76m (into bay))
Having fireplace with electric inset, laminated wooden floor, ceiling cornicing, built in cupboards, archway to kitchen.

KITCHEN
19'2 x 11'3 (5.84m x 3.43m)
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, breakfast bar, space for fridge/freezer, wired for cooker, space for dishwasher extractor fan, laminated floor, space for washing machine, built in cupboards, french doors to rear, ample dining space.

FIRST FLOOR

LANDING
Having hotpress

BEDROOM (1)
11'10 x 10'9 (3.61m x 3.28m)
Having built in wardrobe

BEDROOM (2)
14'2" x 8'11" (to widest points) (4.32m x 2.72m (to widest points))
Having built in wardrobe, built in wardrobe with sliding mirror doors, laminated wooden floor

BEDROOM (3)
10' x 10'4 (to widest points) (3.05m x 3.15m (to widest points))
Laminated wooden floor

BATHROOM
Bath with shower over, WHB, WC, fully tiled walls, chrome wall radiator.

EXTERIOR FEATURES
Tarmac Driveway
Lawn to front
Concrete yard to rear enclosed by fence
Sheds to rear

ESTIMATED ANNUAL RATES:
£1099 APPROX (OCTOBER 2026)

Agent: **Daniel Henry (Waterside)**
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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.