Daniel Henry
ESTATE AGENTS

£180,000



1 Cotswold Avenue, L'derry, BT47 5QR

- SEMI-DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC EXTERNAL DOORS
- DRIVEWAY TO SIDE
- LAWNS TO FRONT AND REAR
- GARAGE
- EPC RATING







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ACCOMMODATION

HALLWAY
Having laminated wooden floor, ceiling cornicing, storage cupboard.

LOUNGE
16'8 x 11'10 (to widest points) (5.08m x 3.61m (to widest points))
Having fireplace, laminated wooden floor, ceiling cornicing.

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, space for fridge/freezer, tiling between units.

REAR PORCH
Plumbed for a washing machine, PVC cladding to walls.

BEDROOM (1)
12'11 x 8'10 (3.94m x 2.69m)

BEDROOM (2)
10'4 x 6'7 (3.15m x 2.01m)

BEDROOM (3)
10'5 x 8'11 (3.18m x 2.72m)

BATHROOM
Comprising bath with shower fitting to taps, shower screen, WHB, WC, tiled walls, wooden ceiling.

EXTERIOR FEATURES
Neat lawn to front and rear

GARAGE
Having up and over door, side window and doors

ESTIMATED ANNUAL RATES:
£1160 APPROX (NOVEMBER 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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