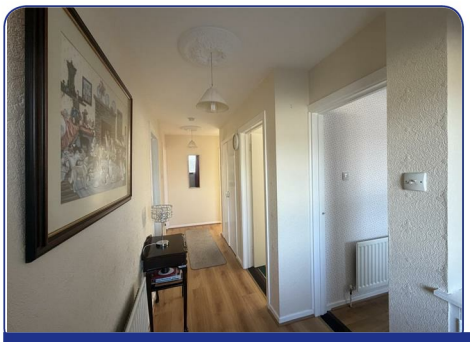
Daniel Henry
ESTATE AGENTS

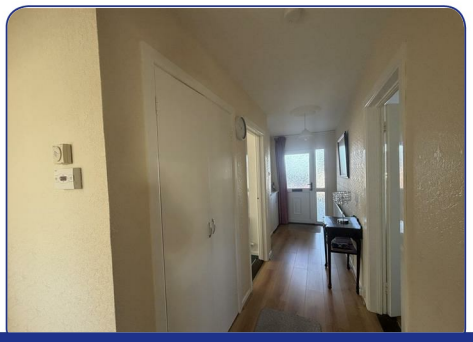
£195,000



54 Silverbrook Park, L'Derry, BT47 2RD

- SEMI-DETACHED BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- PVC EXTERIOR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- GARAGE
- CAR PORT
- DRIVEWAY







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HALL
Having laminated wooden floor, cloaks cupboard.

LOUNGE
15' x 11'10 (to widest points) (4.57m x 3.61m (to widest points))
Having magnificent fireplace with electric inset.

KITCHEN
11'10 x 11'4 (3.61m x 3.45m)
Having range of modern units, single drainer stainless steel sink unit with mixer taps, wired for cooker, space for fridge/freezer, dining space.

UTILITY PORCH TO REAR
Having tiled floor, plumbed for washing machine.

BEDROOM (1)
13'8 x 9'2 (4.17m x 2.79m)
Having laminated wooden floor.

BEDROOM (2)
10'4 x 8'10 (3.15m x 2.69m)
Having laminated wooden floor

BEDROOM (3)
14'10 x 7'11 (to widest points) (4.52m x 2.41m (to widest points))
Having built in wardrobe.

SHOWER ROOM
Comprising walk in shower, WHB, WC, tiled walls and floor, chrome wall radiator.

EXTERIOR FEATURES
Paved patio area to rear. Gravel yard.
Gravel to front bordered by wall.

GARAGE
Having electric roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES:

£1008 APPROX (NOVEMBER 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.

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