

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

**Daniel**  
**Henry**  
ESTATE AGENTS

£149,950

FOR SALE

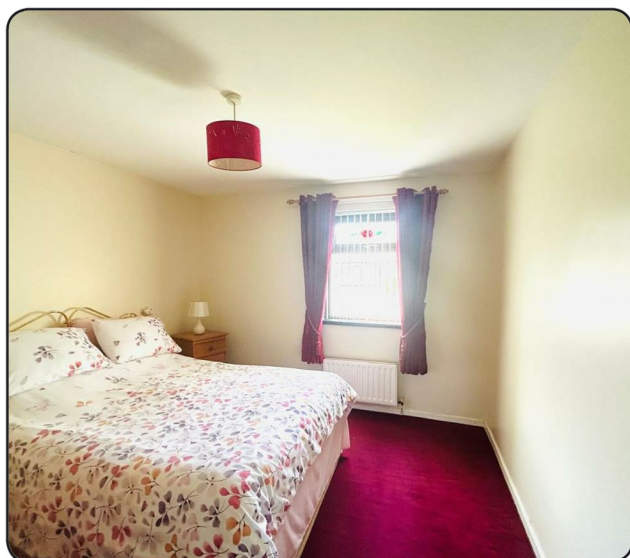
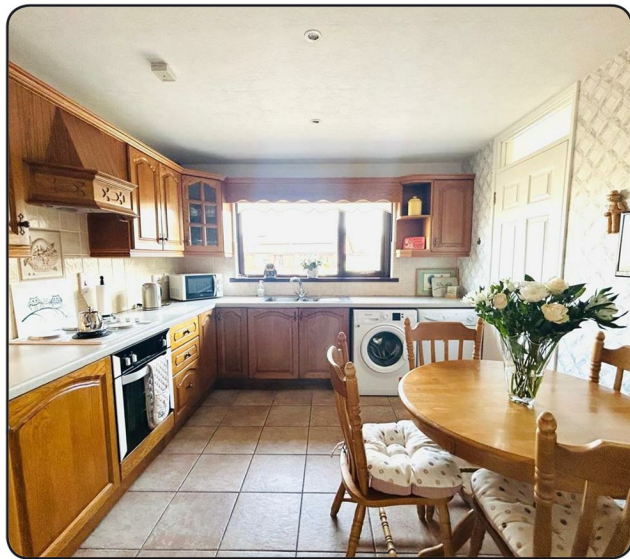


5 Jeffrey Avenue, L'Derry, BT47 6DB

- SEMI DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- CARPETS & BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- WHEELCHAIR ACCESSIBLE
- LAWN TO FRONT & PATIO AREA TO REAR
- EPC RATING -







## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having three storage cupboards.

### LOUNGE

13' x 10'5" wp (3.96m x 3.18m wp)

Having fireplace with mahogany surround and tiled hearth and inset, ceiling cornicing and centre rose.

### KITCHEN / DINING AREA

13' x 10'4" (3.96m x 3.15m)

Having eye and low level units, glazed display units, matching window pelmet, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, extractor hood, integrated fridge / freezer, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

### REAR HALLWAY

Having storage cupboard and tiled floor.

### BEDROOM 1

11'5" x 10'6" (3.48m x 3.20m)

### BEDROOM 2

11'4" x 10'6" (3.45m x 3.20m)

### BEDROOM 3

9' x 6'7" (2.74m x 2.01m)

### WET ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, hotpress, fully tiled walls and tiled floor.

### EXTERIOR FEATURES

Lawn to front.

Paved patio area to rear bordered by fence and gate.

Driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£694.50 (APRIL 2025)

