

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

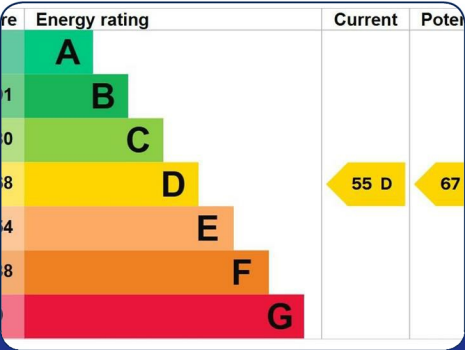
£225,000

**FOR SALE**



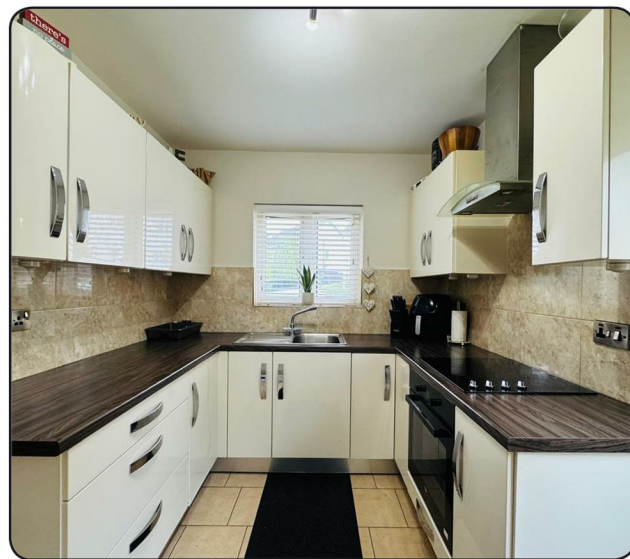
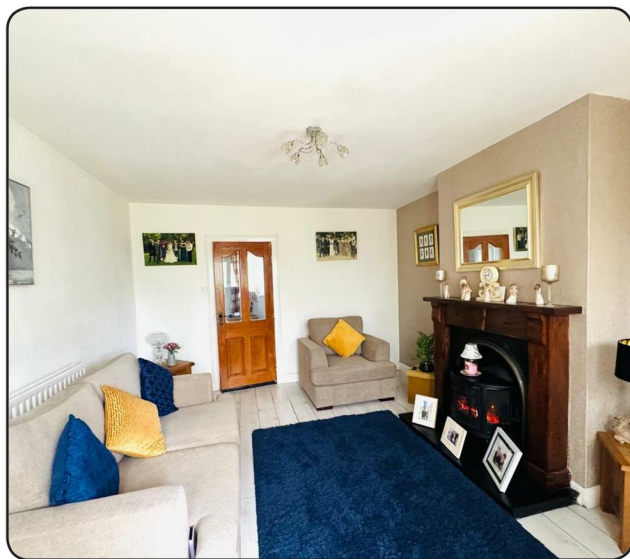
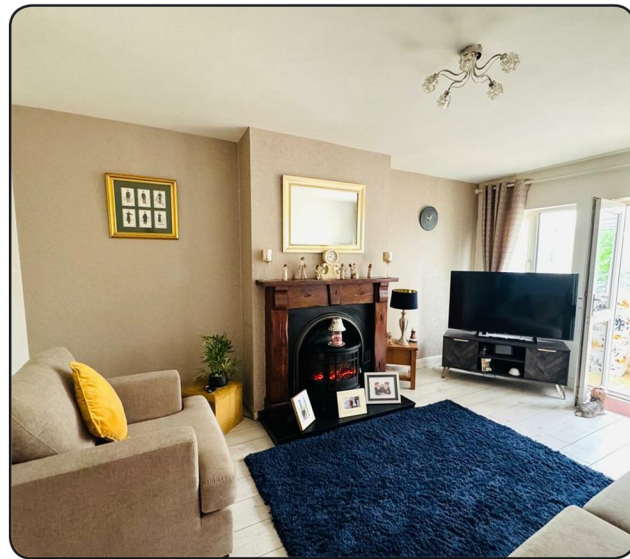
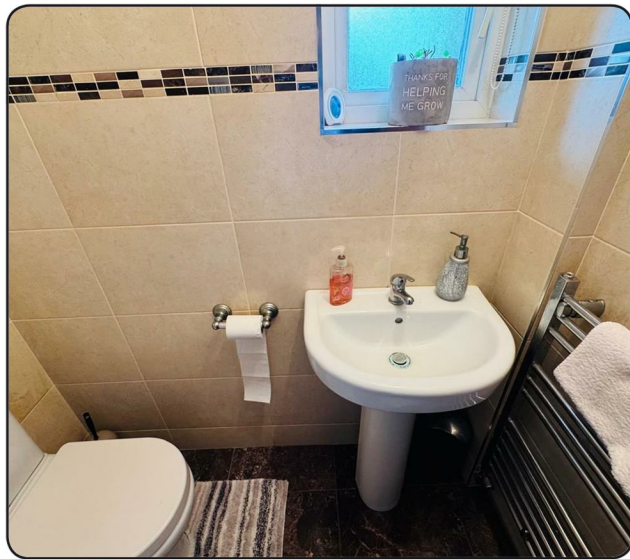
20 Ebrington Park, L'Derry, BT47 6JE

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- EPC RATING -



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## ACCOMMODATION

### ENTRANCE HALLWAY

Having downstairs storage and laminated wooden floor.

### GUEST WHB & WC

Having chrome radiator, fully tiled walls and floor.

### LOUNGE

15'9" x 11'10" (4.80m x 3.61m)

Having fireplace, laminated wooden floor, door to Conservatory.

### CONSERVATORY

12'1" x 7'11" (3.68m x 2.41m)

Having laminated wooden floor and door to side.

### KITCHEN

12'1" x 7'8" (3.68m x 2.34m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, chrome radiator, 1/2 tiled walls, tiled floor.

### BEDROOM 4 / DINING ROOM

12'11" x 12'9" (3.94m x 3.89m)

Having laminated wooden floor and door to garden.

### EN-SUITE

Comprising tiled walk in electric shower, whb set in vanity unit, wc, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress and walk in cupboard.

#### BEDROOM 1

14'2" x 11'11" wp (4.32m x 3.63m wp)

Having built in wardrobe.

#### BEDROOM 2

12'8" x 10'7" (3.86m x 3.23m)

Having built in wardrobe.

#### BEDROOM 3

11'10" x 8'11" wp (3.61m x 2.72m wp)

#### BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, chrome radiator, fully tiled walls and floor.

#### SEPARATE WC

Having tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front.

Enclosed lawn to rear stocked with mature plants, trees and shrubs.

Driveway to side.

Summer House.

Green House.

Fuel Store.

### GARAGE

16'2" x 9'9" (4.93m x 2.97m)

Having up and over door, light and power points, side door. Fuel store to the rear.

### ESTIMATED ANNUAL RATES

£1107.99 (JUNE 2025)

