

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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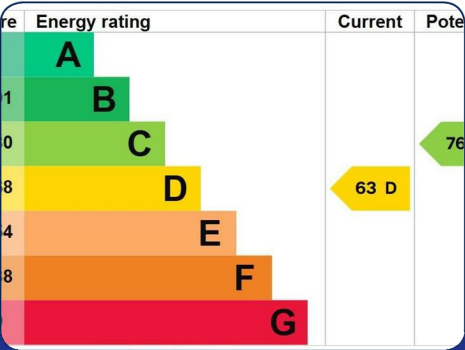
£249,950

FOR SALE



2 Springvale Park, Derry, BT48 0NY

- SEMI DETACHED HOUSE
- 3 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- COMPOSITE EXTERIOR DOORS
- OAK SKIRTING, DOORS & ARCHITRAVES
- PEBBLED AREA TO FRONT
- LAWN TO REAR
- DRIVEWAY
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard with light, laminated wooden floor.

LOUNGE

19'6" x 10'8" (5.94m x 3.25m)

Having attractive fireplace and laminated wooden floor.

FAMILY ROOM

12'11" x 12'4" (3.94m' x 3.76m)

Having attractive fireplace, wooden floor, open plan to Dining.

DINING ROOM

8'9" x 8'8" (2.67m x 2.64m)

Having wooden floor, French doors to rear, open plan to Family/Kitchen.

KITCHEN

17' x 12'9" wp (5.18m x 3.89m wp)

Having range of modern units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, feature glazed wall, tiled floor.

WET ROOM

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

GLAZED STAIRCASE TO FIRST FLOOR

With Oak handrail.

LANDING

Having wooden floor.

BEDROOM 1

11'6" x 10'2" (3.51m x 3.10m)

Having double built in wardrobe and laminated wooden floor.

BEDROOM 2

12'10" x 8'9" wp (3.91m x 2.67m wp)

Having laminated wooden floor.

BEDROOM 3

11'6" x 9' wp (3.51m x 2.74m wp)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, Bluetooth mirror, black radiator, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Pebbled yard to front bordered by fence.

Enclosed private lawn to rear bordered by mature plants and trees.

Driveway to side.

Exterior electric sockets.

ESTIMATED ANNUAL RATES

£1282.93 (SEPT 2025)

