

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



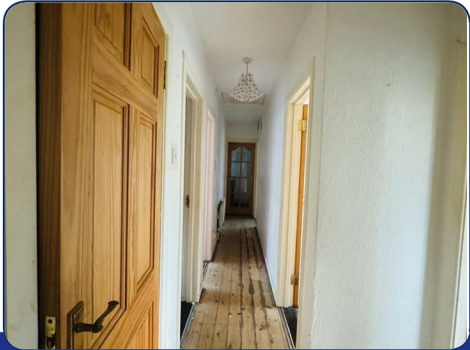
£165,000

FOR SALE



1 Harberton Park, L'Derry, BT47 2NB

- DETACHED BUNGALOW
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except porch)
- PVC FASCIA & GUTTERING
- MATURE SITE
- DETACHED GARAGE
- REQUIRES MODERNISATION
- EPC RATING -



VIEWING STRICTLY BY APPOINTMENT ONLY

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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.
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THE PROPERTY COMPRISES:

ACCOMMODATION

PORCH

VESTIBULE

Having tiled floor.

HALLWAY

Having cloaks cupboard.

LOUNGE

13'7" x 12'7" (4.14m x 3.84m)

Having ceiling corning and fireplace.

DINING ROOM

13'1" x 10'5" (3.99m x 3.18m)

Having fireplace.

KITCHEN

11'9" x 5'4" (3.58m x 1.63m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, hotpress, larder, tiled floor.

BEDROOM 1

11'11" x 10'10" (3.63m x 3.30m)

BEDROOM 2

10'3" x 8'7" (3.12m x 2.62m)

Having built in wardrobes with cupboards over.

BEDROOM 3

8'8" x 8'5" (2.64m x 2.57m)

BATHROOM

Comprising bath with electric shower over, whb and wc, tiled walls.

EXTERIOR FEATURES

Mature garden.

Lean to with store access to side.

DETACHED GARAGE

ESTIMATED ANNUAL RATES

£1282.93 (NOV 2025)

