

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

**£135,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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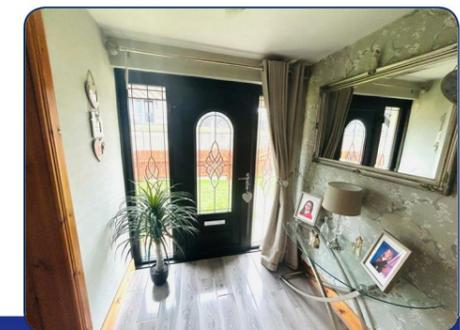
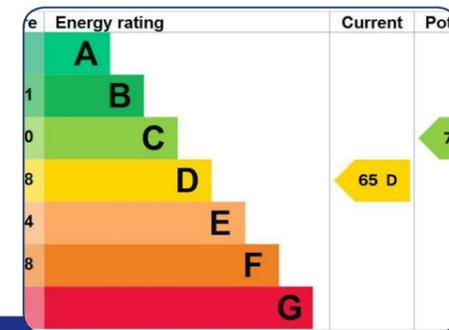
**33 Stevenson Park, L'Derry, BT47 3QS**

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT
- CONCRETE YARD TO SIDE & REAR
- EPC RATING - D

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5. Any areas, measurements or distances referred to herein are approximate only.
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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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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

12'5" x 12'4" (3.78m x 3.76m)

Having ornamental fireplace and laminated wooden floor.

### KITCHEN/DINING AREA

15'5" x 10'9" (4.70m x 3.28m)

Having eye and low level units with concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor fan, plumbed for dishwasher and washing machine, space for fridge/freezer, vented for tumble dryer, recessed lighting, tiled floor.

### REAR HALLWAY

Having understairs storage with light, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

12'4" x 11'3" (3.76m x 3.43m)

Having 2 built in wardrobes, laminated wooden floor.

#### BEDROOM 2

12'4" x 9'8" (3.76m x 2.95m)

Having built in wardrobes.

#### BEDROOM 3

9'4" x 7'3" (2.84m x 2.21m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, PVC ceiling, partly tiled walls.

### EXTERIOR FEATURES

Lawn to front enclosed by fence and gate.

Concrete yard to side and rear enclosed by fence.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£560.00 (MARCH 2026)

