

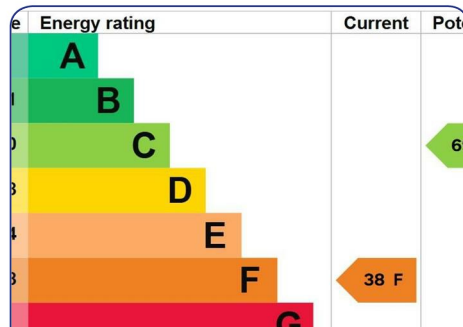
£160,000

**FOR SALE**



42 Kilburn Crescent, L'derry, BT47 5QA

- SEMI-DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT
- PAVED YARD TO REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING-



**HALL****LOUNGE**

16'4 x 11'11 to widest points (4.98m x 3.63m to widest points)

Having fireplace

**KITCHEN**

11'11 x 8'8 (3.63m x 2.64m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, tiled floor

**BEDROOM (1)**

13'8 x 8'10 (4.17m x 2.69m )

Having laminated wooden floor

**BEDROOM (2)**

14'10 x 6'8 (to widest points) (4.52m x 2.03m (to widest points))

Having built in wardrobe

**BEDROOM (3)**

10'5 x 8'11 (3.18m x 2.72m)

Having laminated wooden floor

**BATHROOM**

Comprising bath with electric shower over, shower screen, WHB set in vanity unit, WC, PVC cladding around bath.

**UTILITY PORCH**

Plumbed for washing machine and dishwasher

**EXTERIOR FEATURES**

Lawn to front bordered by wall and double entrance gate

Paved Yard to rear

**GARAGE****ESTIMATED ANNUAL RATES**

**Agent: Daniel Henry (Waterside)**

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