

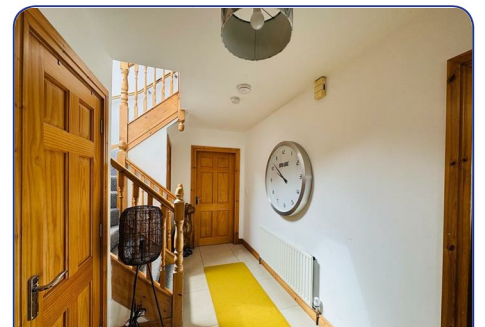
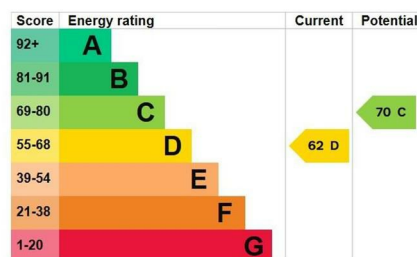
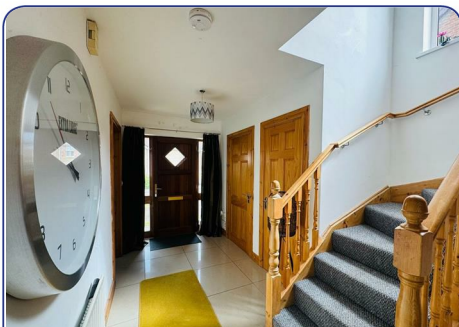
£210,000

FOR SALE



251 Ivy Mead, L'derry, BT47 3WZ

- SEMI-DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- RECENTLY FITTED GAS BOILER
- PVC DOUBLE GLAZED WINDOWS
- TARMAC DRIVEWAY
- EPC RATING D
- LAWNS TO FRONT AND REAR



ACCOMMODATION

HALLWAY

Having cloaks cupboard, understairs storage, tiled floor.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

16'6 x 12'8 (5.03m x 3.86m)

Having fireplace and laminated wooden floor.

KITCHEN

17'4 x 11'4 (5.28m x 3.45m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for dishwasher, recessed lighting, tiled floor, dining space with patio doors leading to rear.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps.

FIRST FLOOR

LANDING

Having window and hotpress.

MASTER BEDROOM

12'1 x 11'1 (3.68m x 3.38m)

EN-SUITE

Comprising tiled walk in electric shower, WHB, WC, tiled floor.

BEDROOM 2

10'9 x 9'5" (3.28m x 2.87m)

BEDROOM 3

10'1 x 8'5 (3.07m x 2.57m)

BEDROOM 4

11'8 x 6' (3.56m x 1.83m)

Having laminated wooden floor

BATHROOM

Comprising bath, tiled walk in shower, WHB, WC, tiled floor

EXTERIOR FEATURES

Lawn to front

Tarmac driveway to side

Lawn to rear enclosed by fence

ESTIMATED ANNUAL RATES

£1282.00 (May 2026)

Agent: Daniel Henry (Waterside)

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