

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£129,950

FOR SALE



14 Cloverhill Avenue, Derry/Londonderry, BT47 3SH

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CUL DE SAC LOCATION
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

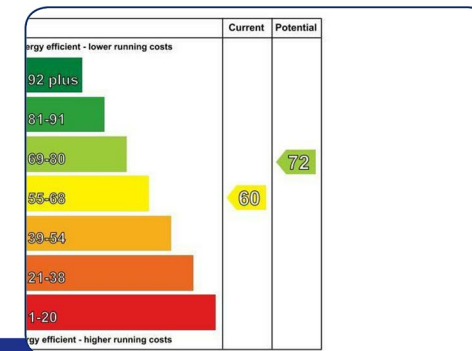
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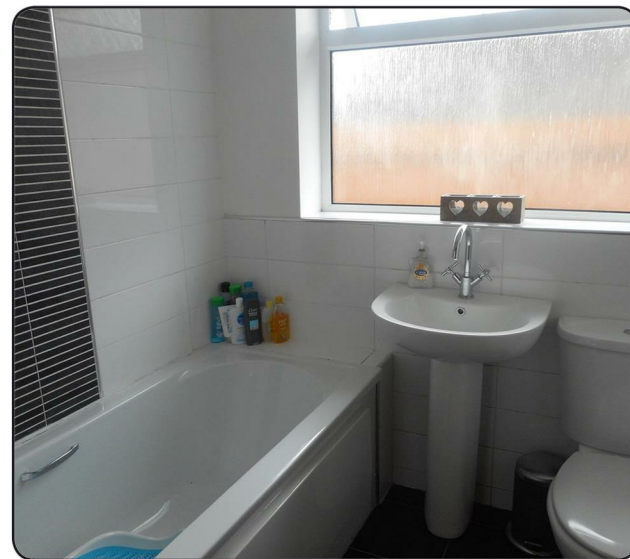
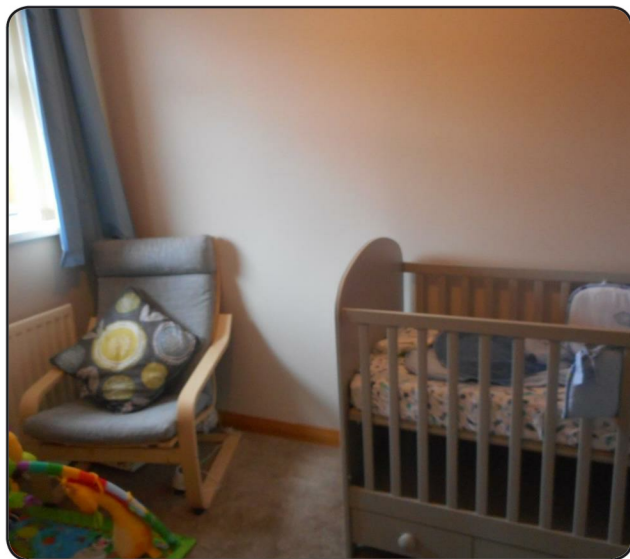


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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALL

Having cloaks cupboard.

LOUNGE

22' x 12'3" (6.71m x 3.73m)

Having attractive fireplace, ceiling cornicing, recessed lighting, laminated wooden floor.

KITCHEN

10'3" x 9'10" (3.12m x 3.00m)

Having range of eye and low level units, 'Belling' cooking centre, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher, concealed lighting under units, plumbed for washing machine, tiled floor.

REAR HALLWAY

Having hotpress.

BEDROOM (1)

12'9" x 9' (3.89m x 2.74m)

Having double built in wardrobe, recessed lighting.

EN SUITE

Comprising of fully tiled walk in shower, WHB, WC, 1/2 tiled walls, recessed lighting, tiled floor.

BEDROOM (2)

9'2" x 8'9" (2.79m x 2.67m)

Having recessed lighting, laminated wooden floor.

BEDROOM (3)

9'3" x 7' (2.82m x 2.13m)

BATHROOM

Comprising of bath with shower over, shower screen, WHB, WC, part tiling around bath, remaining walls 1/2 tiled, heated towel rail, tiled floor.

EXTERIOR FEATURES

DETACHED GARAGE Having roller door, light and power points, side window and door.

Neat lawn to front.

Tarmac driveway.

Decked patio area to rear leading to neat lawn with plants and shrubs.

