



**Agent:**

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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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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.
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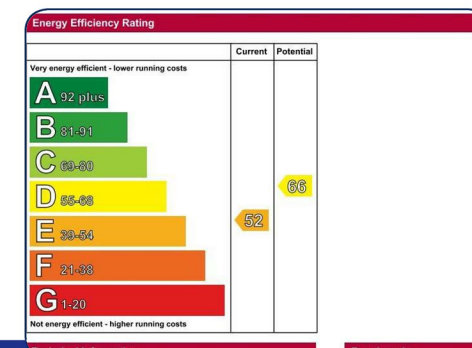
£135,000

# FOR SALE



49 Woodburn Park, Waterside, BT47 5PS

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except 2 ) & PVC FRONT DOOR
- WHITE PANELLED INTERNAL DOORS
- RETRACTABLE ROOF LADDER & ROOF WINDOW TO REAR
- POTENTIALLY SUITABLE FOR ROOFSPACE CONVERSION (subject to planning permission)
- WELL MAINTAINED THROUGHOUT
- CAVITY WALL INSULATION APPROX 8" OF LOFT INSULATION
- BUS STOP CLOSE BY TO CITY CENTRE & ALTNAGELVIN HOSPITAL
- EPC RATING - E







## ACCOMMODATION

### VESTIBULE PORCH

### HALLWAY

Having ceiling cornicing.

### LOUNGE

15'10" x 11'10" (to widest points)

Having fireplace with mahogany surround with tiled hearth and inset, ceiling cornicing.

### KITCHEN

13'8" X 8'7"

Having range of eye level and low level units, tiling between, 1 ½ bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, space for fridge/freezer, hotpress, ceiling cornicing.

### UTILITY ROOM

6'2" X 3'11"

Having eye and low level units, plumbed for washing machine.

### BEDROOM (1)

11'5" X 8'10"

Having wall to wall mirrored sliding wardrobes, ceiling cornicing.

### BEDROOM (2)

13'3" X 6'7" (to widest points)

### BEDROOM (3)

8'10" X 8'10"

### SHOWER ROOM

Comprising fully tiled walk in electric shower, WHB vanity unit, WC.

### SUNROOM

18'3" X 6'6"

With access from kitchen to garden.

### EXTERIOR FEATURES

GARAGE 16' X 9' Having light, up and over door.

Potting shed to rear of garage and oil tank.

External boiler (recently installed)

Stoned area to front enclosed by wall and flower beds.

Tarmac driveway with covered car port.

Garden to rear.

Paved patio to rear enclosed by trees, flower plants and shrubs.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £768.24 (May 2019)



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