

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£140,000

FOR SALE



50 Sevenoaks, Derry/Londonderry, BT47 6BD

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

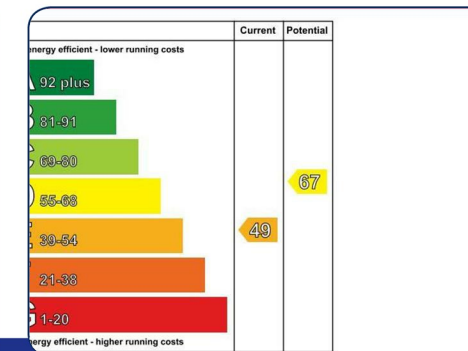
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

Having understair storage, laminated wooden floor.

DOWNSTAIRS WHB & WC

Having WHB with vanity unit, WC, partly tiled walls.

LOUNGE

17'6" x 12'1" (to widest points) (5.33m x 3.68m (to widest points))
Having fireplace, laminated wooden floor,

KITCHEN/DINING

19'11" x 10'1" (6.07m x 3.07m)
Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob & underoven, brick surround, tiling around, extractor hood, plumbed for washing machine, integrated dishwasher, tiled floor, french doors.

FIRST FLOOR

Landing with hotpress.

BEDROOM (1)

10'9" x 10'6" (to widest points) (3.28m x 3.20m (to widest points))
Having built in wardrobes, laminated wooden floor.

BEDROOM (2)

11'11" x 9'1" (3.63m x 2.77m)
Having built in wardrobes.

BEDROOM (3)

10'6" x 7'10" (3.20m x 2.39m)
Having built in wardrobes, laminated wooden floor.

BATHROOM

Comprising of corner bath with telephone shower attached to taps, WHB, WC, fully tiled wall in shower, partly tiled walls, extractor fan.

EXTERIOR FEATURES

Garden to front.
Tarmac driveway.
Paved patio to rear.
Pebbled area to rear enclosed by fence.
Outside light and tap.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £896.28 (July 2019)