

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**£120,000**



**188 Sevenoaks, Derry/Londonderry, BT47 6BF**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

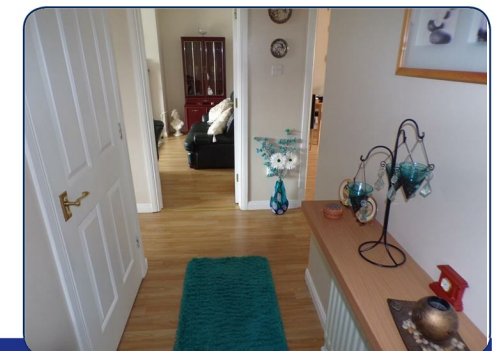
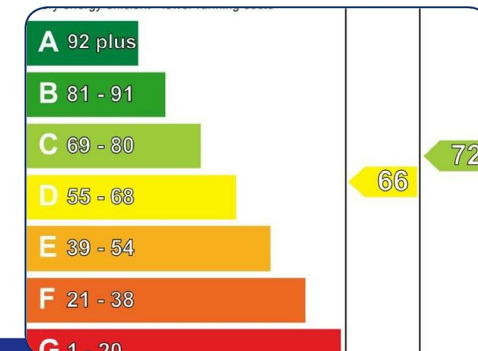
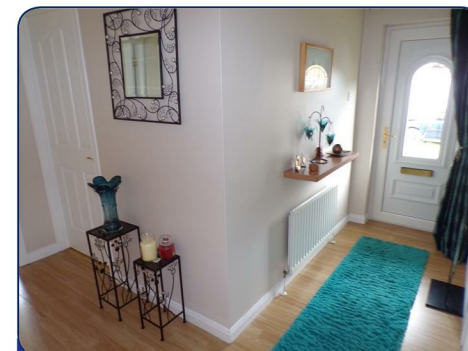


- SEMI DETACHED BUNGALOW
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- MOSTLY WOODEN FLOORS
- BLIDS & LIGHT FITTINGS INCLUDED IN SALE
- PANELLED INTERNAL DOORS
- EPC RATING - D

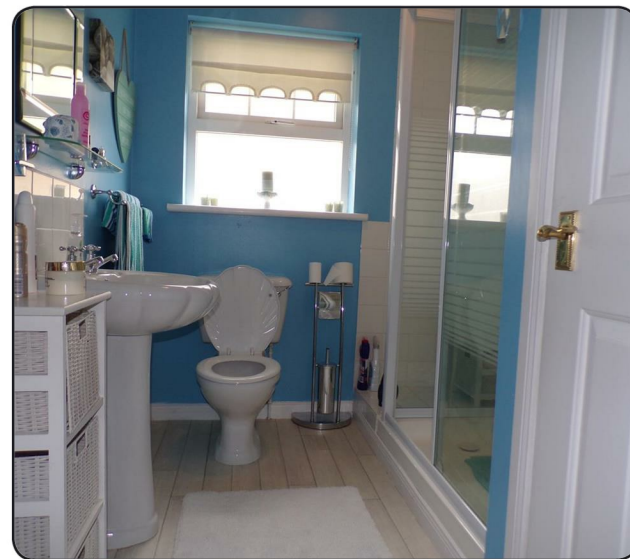
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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## ACCOMMODATION

### HALLWAY

Having storage cupboard, ceiling cornicing and laminated wooden floor.

### LOUNGE

17'5" x 11'10" (into bay) (5.31m x 3.61m (into bay))

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

### KITCHEN / DINING AREA

15'9" x 11'10" (4.80m x 3.61m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge / freezer, wired for cooker, extractor hood, plumbed for dishwasher, ceiling cornicing, laminated wooden floor.

### BEDROOM 1

11'3" x 10'2" (3.43m x 3.10m)

Having built in wardrobes and laminated wooden floor.

### BEDROOM 2

11'3" x 8'4" (3.43m x 2.54m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with tiling around, wc, hotpress, extractor fan.

### EXTERIOR FEATURES

Garden to front.

Decking area to rear enclosed by fence.

Tarmac driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £746.90 (July 2019)

