

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

£142,500



16 Silverbrook Park, Derry/Londonderry, BT47 2RD

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- EXTERIOR PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT AND BACK DOORS
- DRIVEWAY TO SIDE
- BLINDS INCLUDED IN SALE
- EPC RATING - F

Energy Efficiency Rating	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68		58
E 39-54	37	
F 21-38		
G 1-20		

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ACCOMMODATION

HALL

Having understair storage, ceiling cornicing, recessed lighting, laminated wooden floor.

LOUNGE

14'10" x 11'10" (to widest points) (4.52m x 3.61m (to widest points))

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN

13'8" x 11'4" (4.17m x 3.45m)

Having eye and low level units, 1 1/2 bowl stainless steel units with mixer taps, cooker, extractor hood, integrated dishwasher, integrated fridge/freezer, tiling between units, recessed lighting, dining space.

SUN ROOM

13' x 9'2" (3.96m x 2.79m)

Having tiled floor.

BEDROOM (1)

14'3" x 8'6" (4.34m x 2.59m)

Having laminated wooden floor.

BEDROOM (2)

10'5" x 8' (3.18m x 2.44m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising of bath, WHB, WC, walk in shower with PVC cladding to walls, remaining walls fully tiled, recessed lighting, tiled floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine.

FIRST FLOOR

Landing having storage.

BEDROOM (3)

13'11" x 11'7" (to widest points) (4.24m x 3.53m (to widest points))

Having laminated wooden floor.

BEDROOM (4)

14'3" x 11'8" (to widest points) (4.34m x 3.56m (to widest points))

EXTERIOR FEATURES

GARAGE 15'9" x 12'5" Having roller door, light and power points.

Neat lawns to front and rear.

Front lawn bordered by wall and double entrance gates, flower border.

Rear lawn bordered by wall, enclosed by gate.

Paved patio area.

Decked patio area.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £918.35 (Feb 2020)

