

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

£169,950

FOR SALE



13 Sevenoaks Crescent, Derry/Londonderry, BT47 6FJ

- SEMI DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- LADDER TO ATTIC STORAGE WITH LIGHT & VELUX WINDOW
- EPC RATING C



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ACCOMMODATION

HALL

Having understair storage, tiled floor.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

14'3" x 13'11" (to widest points) (4.34m x 3.96m/3.35m (to widest points))

Having attractive fireplace with granite inset and hearth, recessed lighting, laminated wooden floor, double doors to Kitchen/Dining.

KITCHEN/DINING

22' x 10'2" (6.71m x 3.10m)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, plumbed for dishwasher, space for fridge/freezer, recessed ceiling lights, tiled floor, ample dining space with double doors to Sunroom.

SUN ROOM

12'4" x 9'2" (3.76m x 2.79m)

Having recessed lighting, laminated wooden floor, door to patio.

UTILITY ROOM

Having sink unit with mixer taps, plumbed for washing machine, space for drier, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

MASTER BEDROOM (1)

12'6" x 10'2" (3.81m x 3.10m)

Having laminated wooden floor.

ENSUITE

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

BEDROOM (2)

11'9" x 10'2" (3.58m x 3.10m)

BEDROOM (3)

11'2" x 8' 9to widest points) (3.40m x 2.44m 2.74mto widest points))

Having built in wardrobes.

BATHROOM

Comprising of fully tiled walk in shower, bath, WHB, WC, 1/2 tiled walls.

EXTERIOR FEATURES

Neatly manicured lawns to front and rear.

Lawn to front bordered by wrought iron fence.

Rear lawn bordered by fence and gate.

Paved patio area.

Garden shed.

Tarmac driveway.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £988.99 (Feb 2020)

