

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

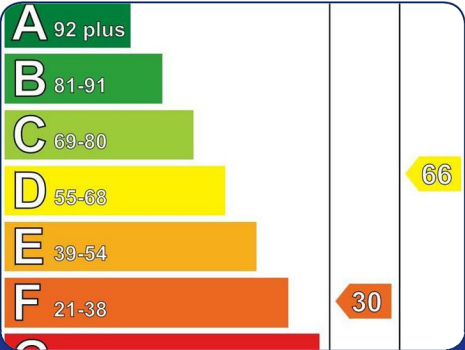
£155,000

FOR SALE



22 Seventree Road, Derry/Londonderry, BT47 5QH

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING F



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALL

LOUNGE

16'4" x 11'10" (4.98m x 3.61m)

Having tiled fireplace.

KITCHEN/DINING/SUN ROOM

27'8" x 18'5" (to widest points) (8.43m x 5.61m (to widest points))

Having range of eye and low level units, display shelves, tiling between units, 1 1/2 bowl unit with mixer taps, plumbed for washing machine and dishwasher, 'Aga' cooker, recessed ceiling lighting, views over garden.

DINING AREA/SUNROOM

Having wooden floor, French doors to patio.

BEDROOM (1)

13'5" x 8'10" (4.09m x 2.69m)

Having built in wardrobes with cupboards over.

BEDROOM (2)

10'5" x 6'8" (to widest points) (3.18m x 2.03m (to widest points))

Having built in wardrobe.

BEDROOM (3)

10'5" x 8'10" (3.18m x 2.69m)

Having recessed lighting, walk in fully tiled shower, WHB set in vanity unit, WC.

BATHROOM

Comprising of bath with shower over, WHB set in vanity unit, WC, heated towel rail, fully tiled walls and floor.

OPEN MAHOGANY STAIRCASE TO FIRST FLOOR

Landing having walk in storage cupboard, window.

BEDROOM (4)

11'1" x 10'6" (3.38m x 3.20m)

Having wall to wall built in wardrobe with sliding doors.

BEDROOM (5)

11'4" x 10'5" (3.45m x 3.18m)

Having wall to wall built in wardrobe with sliding doors.

EXTERIOR FEATURES

GARAGE 18'6" X 9'5" Having up and over door, light and power points, side door and window.

Walled to front with double entrance gates.

Charming gardens to front and rear.

Neat lawn to front bordered by mature plants, trees and shrubs.

Tarmac driveway leading to Garage.

Paved patio area to rear.

Steps to tiered garden stocked with abundance of flowering, plants, trees and shrubs.

Enclosed to rear by pvc door.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1006.21 (July 2020)

