

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£180,000

FOR SALE



13 Kingsfort Park, Derry, BT48 7SY

- SEMI DETACHED CHALET BUNGALOW
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & BACK DOORS
- EPC RATING D

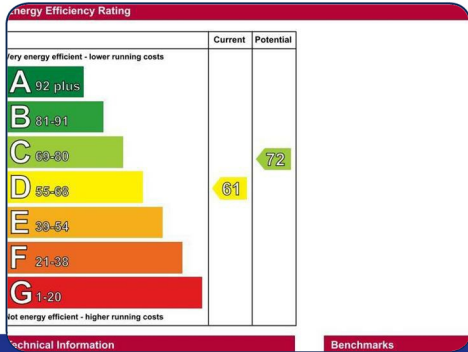
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



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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

HALL

LOUNGE

17'2" x 13'6" (to widest points) (5.23m x 4.11m (to widest points))
Having magnificent fireplace with cast iron inset and tiled hearth.

KITCHEN

11'6" x 10'2" (3.51m x 3.10m)
Having range of eye and low level units, stainless steel sink unit set in marble worktop with matching splashback, 'Hotpoint' double oven, 5 ring gas hob, stainless steel extractor hood, plumbed for dishwasher, space for fridge, laminated wooden floor.

FAMILY/DINING ROOM

8'11" x 7'11" (2.72m x 2.41m)
Having tiled floor.

BEDROOM (1)

11'7" x 11'3" (3.53m x 3.43m)
Having built in wardrobe.

BEDROOM (2)

11'6" x 11'5" (to widest points) (3.51m x 3.48m (to widest points))

SHOWER ROOM

Comprising of walk in shower, WHB set in vanity unit, WC, PVC cladding to walls and ceiling, recessed lighting, tiled floor.

FIRST FLOOR

Landing having laminated wooden floor.

BEDROOM (3)

14' x 10'9" (to widest points) (4.27m x 3.28m (to widest points))
Having laminated wooden floor, access to attic storage.

BEDROOM (4)

11'9" x 10'9" (3.58m x 3.28m)
Having laminated wooden floor, access to attic storage.

EXTERIOR FEATURES

GARAGE 18'3" X 9'8" Having up and over door, light and power points, side window and door, plumbed for washing machine.

Near lawns to front and rear.

Front lawn bordered by fence and double entrance gates.

Rear lawn enclosed to rear by fence and gate.

Paved patio area.

Driveway to side leading to garage.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1341.62 (Oct 2020)



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