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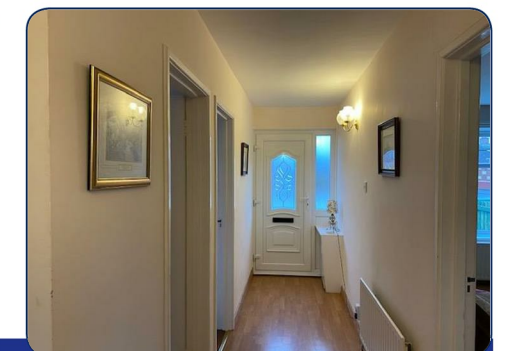
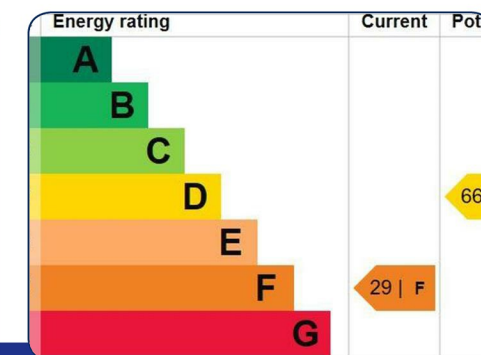
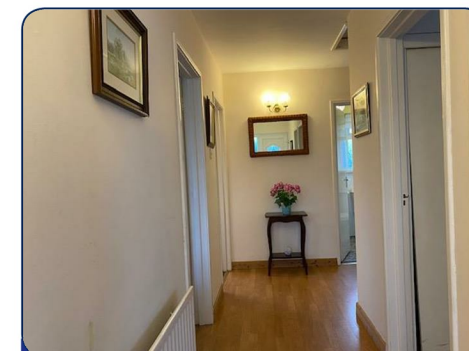
Daniel Henry
ESTATE AGENTS

£125,000



55 Woodburn Park, BT47 5PT

- SEMI-DETACHED BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- LAWNS TO FRONT AND REAR
- EPC RATING - F
- GARAGE



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We are delighted to offer for sale this semi-detached 3 bedroom bungalow in the much sought after Woodburn Park area of the Waterside. This home is situated conveniently to all local amenities to include Lisnagelvin Retail Park, Supermarkets, Schools etc.

This property is ideal for first time buyers or those wishing to downsize.

Properties in this area sell quickly therefore we recommend early viewing.

ACCOMMODATION

HALL

Having wall light points, laminated wooden floor

LOUNGE

15'11" x 11'10" to widest points (4.85m x 3.61m to widest points)
Having attractive fireplace, laminated wooden floor

KITCHEN

11'10" x 8'8" (3.61m x 2.64m)
Having eye and low level units, double drainer stainless steel sink unit with mixer taps, wired for electric cooker, plumbed for washing machine.

BEDROOM (1)

13'4" x 8'10" (4.06m x 2.69m)

BEDROOM (2)

13'3" x 6'8" to widest points (4.04m x 2.03m to widest points)
Having built in wardrobes

BEDROOM (3)

8'11" x 8'10" (2.72m x 2.69m)

BATHROOM

Bathroom comprising bath with electric shower over, shower screen, WHB, WC, fully tiled around bath, remaining walls half tiled.

EXTERIOR FEATURES

Enclosed lawns to front and rear
Front lawn stocked with shrubs,
Bordered to front by wall and double entrance gates
Tarmac driveway leading to garage.
Outside light and tap.

GARAGE

Having up and over door light and power points.

This property is suitable for a roofspace conversion to include additional bedrooms (subject to usual planning approvals).

