

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£130,000

**FOR SALE**



**37 Rosstown Road, L'Derry, BT47 5PB**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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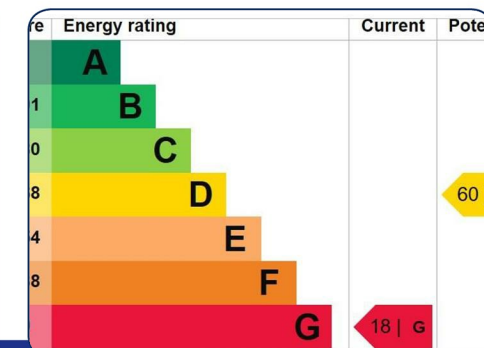
- DETACHED BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- PVC FASCIA TO BUNGALOW
- GARAGE
- REQUIRES REFURBISHMENT
- EPC RATING

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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.
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having hotpress and cloaks cupboard.

LOUNGE

20'4" x 14'4" widest points (6.20m x 4.39m widest points)

Having fireplace.

KITCHEN

11'6" x 7'11" (3.51m x 2.41m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps.

BEDROOM 1

12' x 9'11" (3.66m x 3.02m)

BEDROOM 2

10' x 8'10" (3.05m x 2.69m)

Having built in wardrobes.

BEDROOM 3

10'9" x 7'11" (3.28m x 2.41m)

BEDROOM 4

9'3" x 8'7" (2.82m x 2.62m)

BATHROOM

Comprising bath with shower fitting to taps, whb, 1/2 tiled walls.

SEPARATE WC

Having 1/2 tiled walls.

EXTERIOR FEATURES

GARAGE 20' x 9'11" Having roller door, light and power points, side window and door.

Store to rear of garage.

Driveway.

Lawns to front and rear.

Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

£1149.96 (April 2021)

