

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£169,950



VIEWING STRICTLY BY APPOINTMENT ONLY

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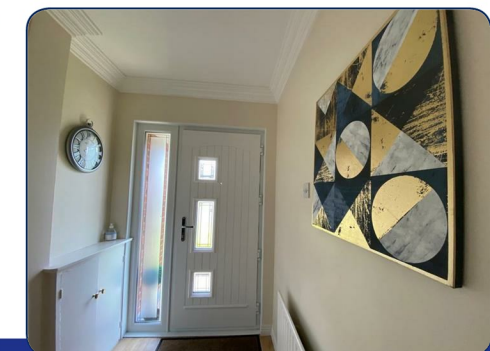
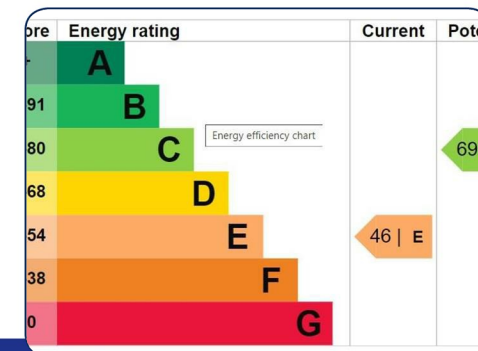
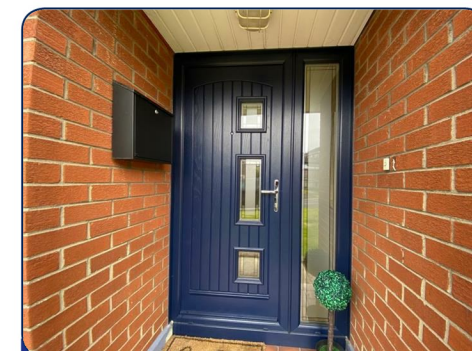


59 Canterbury Park, L'Derry, BT47 6BX

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING - E

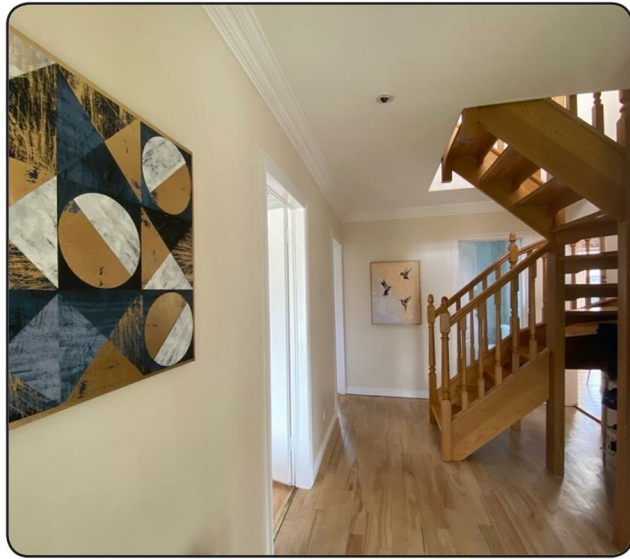
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ACCOMMODATION

HALLWAY

Having ceiling corning and centre rose, semi-solid wooden floor.

OPEN STAIRCASE TO FIRST FLOOR

LOUNGE

16'3" x 11'7" wp (4.95m x 3.53m wp)

Having ceiling corning and centre rose, fireplace, wooden floor.

KITCHEN / DINING AREA

12'4" x 9' (3.76m x 2.74m)

Having range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, electric cooker, extractor hood, space for fridge / freezer, plumbed for washing machine and dishwasher, space for tumble dryer, storage cupboard, tiled floor.

DINING ROOM

10'4" x 8'8" (3.15m x 2.64m)

Having ceiling corning, wooden floor, French doors leading to Conservatory.

CONSERVATORY

9'10" x 7'5" (3.00m x 2.26m)

Having French doors leading to rear garden, tiled floor.

BEDROOM 1

13'7" x 8'9" (4.14m x 2.67m)

Having ceiling corning and wooden floor.

BEDROOM 2

10'3" x 7'2" (3.12m x 2.18m)

Having ceiling corning and laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, PVC cladding to walls and ceiling, tiled floor.

FIRST FLOOR

LANDING

Bright landing with semi-solid wooden floor.

WHB & WC

Having wooden floor.

BEDROOM 3

15'10" x 11'7" wp (4.83m x 3.53m wp)

Having wall to wall built in wardrobes, recessed lighting, semi-solid wooden floor.

BEDROOM 4

15'9" x 10'3" wp (4.80m x 3.12m wp)

Having recessed lighting and wooden floor.

EXTERIOR FEATURES

Neat lawns to front and rear.

Enclosed by fence and gate.

Driveway.

ESTIMATED ANNUAL RATES

£1064.47 (MAY 2021)

