

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£130,000

**FOR SALE**



31 Lyndhurst Road, L'Derry, BT47 5HS

- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- GARAGE
- TARMAC DRIVEWAY
- GARDENS TO FRONT & REAR
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

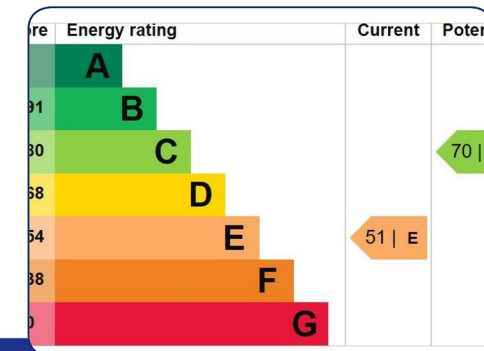
Agent:



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**ACCOMMODATION**

**VESTIBULE PORCH**

having tiled floor

**Hallway**

Having wall light point, cloaks cupboard.

**LOUNGE**

16' x 11'9" wp (4.88m x 3.58m wp)

Having fireplace.

**KITCHEN**

13'6" x 9' (4.11m x 2.74m)

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

**REAR PORCH**

Plumbed for washing machine, space for fridge / freezer.

**BEDROOM 1**

13'8" x 8'9" (4.17m x 2.67m)

**BEDROOM 2**

13'5" x 7' wp (4.09m x 2.13m wp)

**BEDROOM 3**

10'4" x 8'9" (3.15m x 2.67m)

**BATHROOM**

Comprising bath, whb and wc.

**EXTERIOR FEATURES**

**GARAGE** Having electric roller door, light and power points, side window and door.

Lawns to front and rear stocked with abundance of mature plants and shrubs.

Bordered to front by wall and double entrance gates.

Rear lawn.

Tarmac driveway.

**ESTIMATED ANNUAL RATES**

£895.12 (AUG 2021)

