

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£165,000

**FOR SALE**



**5 Springburn Road, L'derry, BT47 5PU**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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- SEMI DETACHED CHALET BUNGALOW
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- DRIVEWAY TO SIDE
- GARAGE
- OAK SKIRTINGS, DOORS AND STAIRCASE
- EPC RATNG -

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## THE PROPERTY COMPRISES:

### ENTRANCE PORCH

Having tiled floor

### HALLWAY

Having wooden floor

### LOUNGE

15'10" x 11'10" (4.83m' x 3.61m')

Having attractive fireplace

### DINING ROOM / FAMILY ROOM

11'10" x 8'8" (3.61m' x 2.64m')

Having wooden floor; built in cupboards

### KITCHEN

10'11" x 8'4" (3.33m' x 2.54m')

Having range of eye and low level units; 1 1/2 bowl stainless steel sink unit set in granite worktop; matching splashback; hob, oven. stainless steel extractor hood; integrated dishwasher and fridge; 'Amtico' floor

### BEDROOM 1

13'4" x 8'11" (4.06m x 2.72m')

### BEDROOM 2

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

### BEDROOM 3

8'10" x 6'8" (2.69m' x 2.03m')

Semi solid wood floor

### SHOWER ROOM

Comprising walk in electric shower; wash hand basin and WC; marble tiled walls and floor; chrome radiator.

### FIRST FLOOR

Oak staircase to First Floor.

Landing having wooden floor.

### BEDROOM 4

11'10" x 10'7" (3.61m' x 3.23m')

Access to attic storage

### BEDROOM 5

10'7" x 8'11" (3.23m' x 2.72m')

Access to attic storage

### EXTERIOR

Neat lawn to front bordered by wall.

Enclosed Paved patio and lawn to rear.

Driveway to side leading to garage.

### GARAGE

25'0" x 3' 8'11" (7.62m' x 0.91m 2.72m')

Having up and over door; light and power points. Side door. and window.

### UTILITY ROOM

9'4" x 6'1" (2.84m' x 1.85m')

Sink unit; low level units; burner

### ESTIMATED ANNUAL RATES

£967.70 (NOV 2021)

