

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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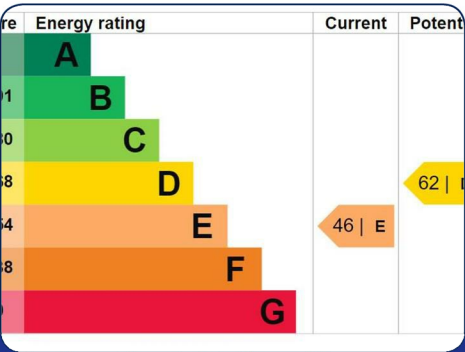
£275,000

FOR SALE



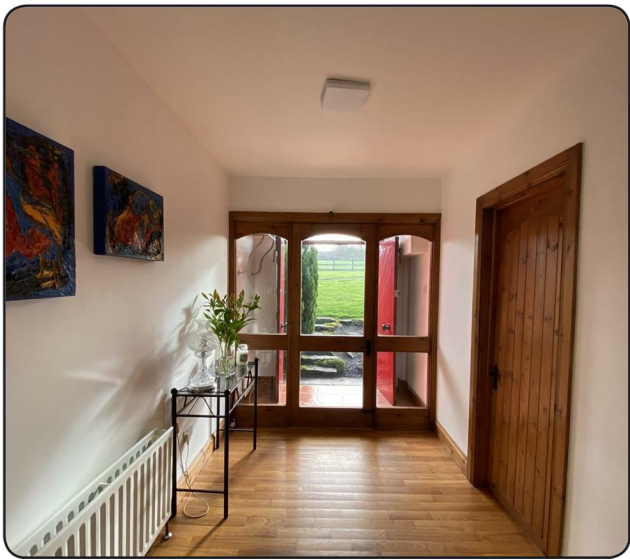
24B Curryfree Road, L'Derry, BT47 3UH

- DETACHED RED BRICK BUNGALOW SET ON GENEROUS PLOT
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- BEAM HOOVER SYSTEM
- DETACHED GARAGE
- EPC RATING - E



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ACCOMMODATION

DOUBLE ENTRANCE DOORS TO VESTIBULE

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having hotpress and semi-solid wooden floor.

LOUNGE

15' x 14'9" (4.57m x 4.50m)

Having wall light points and semi-solid wooden floor.

DINING ROOM

12'10" x 11'6" (3.91m x 3.51m)

Double doors to Dining Room from Hall.

Having laminated wooden floor and French doors to rear.

KITCHEN / FAMILY

32'7" x 11'8" (9.93m x 3.56m)

Kitchen having range of eye and low level units, tiling between units, sink set in granite worktop, ceramic hob, double oven, stainless steel extractor hood, wine rack, breakfast bar, tiled floor. Steps down to Family Area with multi fuel stove set in brick surround, semi-solid wooden floor and door to garden.

UTILITY ROOM

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine,, space for tumble dryer, tiled floor.

GUEST TOILET & WHB

Having tiled floor.

MASTER BEDROOM

14'11" x 12'8" (4.55m x 3.86m)

Having built in wardrobes with sliding doors, semi-solid wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

BEDROOM 2

11'8" x 10'5" (3.56m x 3.18m)

Having built in wardrobes with sliding mirrored doors and laminated wooden floor.

BEDROOM 3

11'2" x 10'7" (3.40m x 3.23m)

Having built in wardrobe with sliding mirrored doors, laminated wooden floor.

BEDROOM 4

9'3" x 7'7" (2.82m x 2.31m)

Having built in cupboard and laminated wooden floor.

BATHROOM

Comprising corner bath, fully tiled walk in shower with feature glazed wall, whb and wc, remaining walls 1/2 tiled, tiled floor.

EXTERIOR FEATURES

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

Extensive lawns to front, side and rear stocked with plants and shrubs.

Paved patio area to rear leading to tiered lawn.

Long sweeping tarmac driveway approached by by pillars and double entrance gates.

ESTIMATED ANNUAL RATES

£1645.09 (FEB 2022)

