

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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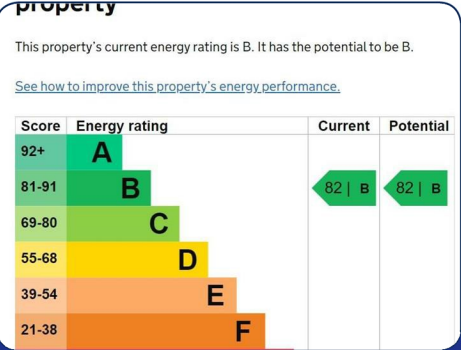
£265,000



**FOR SALE**

**6 Oak Country Avenue, L'Derry, BT47 6HS**

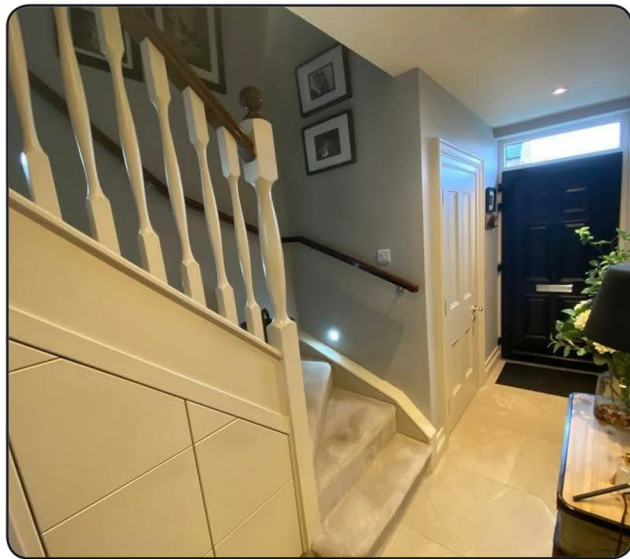
- SEMI DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- 2 RECEPTION ROOMS
- SOLID WOOD INTERNAL DOORS
- SHUTTER BLINDS INCLUDED IN SALE
- CARPETS INCLUDED IN SALE
- NEAT LAWNS TO FRONT AND REAR
- PAVED PATIO AREAS
- EPC RATING - B



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## ACCOMMODATION

### ENTRANCE HALL

Having bespoke understairs storage and recessed lighting.

### GUEST WHB & WC

Having spot light, partly tiled walls, tiled floor.

### LOUNGE

15'3" x 11'6" (4.65m x 3.51m)

Having multi fuel stove set on marble hearth, feature ceiling with concealed lighting, double doors to Kitchen/Dining Area.

### KITCHEN / DINING AREA

19'7" x 13'1" (5.97m x 3.99m)

Having excellent range of eye and low level units, Belfast sink with mixer taps set in granite worktop, hob, extractor fan with light, double oven, wine rack, integrated fridge/freezer and dishwasher, recessed lighting, open plan to Sunroom, tiled floor.

### UTILITY STORE

Plumbed for washing machine and space for tumble dryer.

### SUNROOM

11'7" x 10'3" (3.53m x 3.12m)

Having vaulted ceiling, recessed lighting, French doors to paved patio area and rear lawn, tiled floor.

## FIRST FLOOR

### LANDING

Attractive staircase having storage cupboard.

### MASTER BEDROOM

14'11" x 11'10" (4.55m x 3.61m)

Having mirrored sliderobes.

### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, extractor fan, recessed lighting, Bluetooth mirror, extractor fan, tiled floor.

### BEDROOM 2

9'10" x 9'8" (3.00m x 2.95m)

### BEDROOM 3

9'9" x 9'2" (2.97m x 2.79m)

Having mirrored sliderobes.

### BATHROOM

Comprising bath with shower attachment to taps, whb vanity unit, wc, fully tiled walk in shower, Bluetooth mirror, partly tiled walls, tiled floor.

## EXTERIOR FEATURES

Neatly manicured lawns to front bordered by laurel hedge and cast iron pillars.

Lawn to rear with fruit trees and enclosed by fence and gate.

Paved patio area.

## ESTIMATED ANNUAL RATES

£1083.83 (OCT 2022)

