

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£147,500



VIEWING STRICTLY BY APPOINTMENT ONLY

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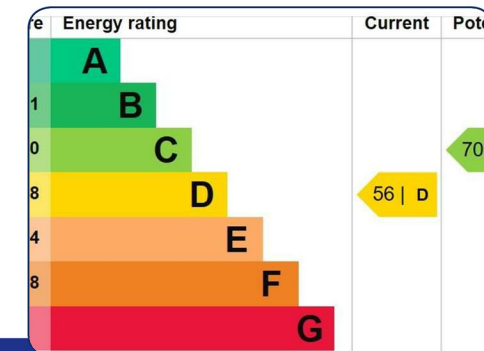


23 Norburgh Park, Derry, BT48 0RG

- SEMI DETACHED CHALET BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- TARMAC DRIVEWAY
- EPC RATING -
- SOLD AS SEEN

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and wooden floor.

LOUNGE

15'7" x 11'1" (4.75m x 3.38m)

Having attractive fireplace and wooden floor.

KITCHEN / DINING AREA

16'7" x 9'1" (5.05m x 2.77m)

Having eye and low level units, matching window pelmet, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, integrated fridge / freezer, plumbed for washing machine, recessed lighting, tiled floor.

BEDROOM 3

12'11" x 7'10" wp (3.94m x 2.39m wp)

Having built in wardrobe and laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'8" x 10'10" wp (4.17m x 3.30m wp)

Having laminated wooden floor.

BEDROOM 2

10'9" x 10'5" (3.28m x 3.18m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Garden to front.

Garden to rear enclosed by fence.

Paved patio area to rear.

Shed.

Tarmac driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£960.67 (FEB 2023)

