

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£145,000

**FOR SALE**



**4 Cotswold Avenue, L'Derry, BT47 5QR**

- SEMI DETACHED CHALET BUNGALOW
- 5 BEDROOMS/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- GARAGE
- EPC RATING - E
- SOLD AS SEEN

**VIEWING STRICTLY BY APPOINTMENT ONLY**

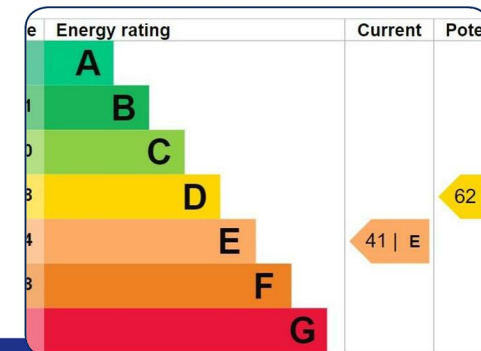
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## THE PROPERTY COMPRISES:

### GARAGE

### ESTIMATED ANNUAL RATES

£960.67 (FEB 2023)

### ACCOMMODATION

#### VESTIBULE PORCH

#### HALLWAY

Having wooden floor.

#### LOUNGE

16'6" x 11'10" wp (5.03m x 3.61m wp)  
Having fireplace and wooden floor.

#### KITCHEN / DINING AREA

13'9" x 8'7" (4.19m x 2.62m)  
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated cooker, separate hob, plumbed for washing machine, hotpress, tiled floor.

#### BEDROOM 1

13'9" x 8'10" (4.19m x 2.69m)  
Having wooden floor.

#### BEDROOM 2

10'5" x 8'11" (3.18m x 2.72m)

#### BEDROOM 3

10'5" x 7'2" (3.18m x 2.18m)

#### BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc, partly tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Having storage.

#### BEDROOM 4

11'9" x 10'6" (3.58m x 3.20m)

#### BEDROOM 5

11'4" x 9'8" (3.45m x 2.95m)

### EXTERIOR FEATURES

Garden to front enclosed by wall.  
Garden to rear enclosed by fence.  
Driveway.

