

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£150,000

**FOR SALE**



**19 Hampstead Park, Derry, BT48 7RU**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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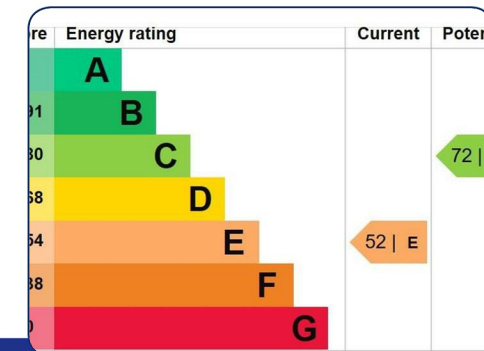
- SEMI DETACHED CHALET BUNGALOW
- 2 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & REAR DOORS
- EPC RATING - E
- SOLD AS SEEN



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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having laminated wooden floor.

#### LOUNGE

16'1" x 12'6" wp (4.90m x 3.81m wp)  
Having fireplace and laminated wooden floor.

#### KITCHEN

10'11" x 10'5" (3.33m x 3.18m)  
Having low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, separate oven, stainless steel extractor hood, plumbed for washing machine, tiled floor.

#### BEDROOM 1

16'1" x 10'11" wp (4.90m x 3.33m wp)  
Having understairs storage.

#### BEDROOM 2

10'11" x 10'10" (3.33m x 3.30m)

#### BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls, tiled floor.

### FIRST FLOOR

#### SPACIOUS LANDING

16'4" x 14'2" wp (4.98m x 4.32m wp)

#### ATTIC ROOM

16'7" x 10'6" wp (5.05m x 3.20m wp)

#### EN-SUITE

Comprising facility for shower unit, whb and wc, recessed lighting, extractor fan.

### EXTERIOR FEATURES

Garden to front bordered by wall.  
Garden to rear.  
Tarmac driveway enclosed by gates.

### ESTIMATED ANNUAL RATES

£1182.36 (MARCH 2023)

