

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£100,000

FOR SALE



44 Stevenson Park, L'Derry, BT47 3QU

- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC FRONT DOOR
- PVC DOUBLE GLAZED WINDOWS (except velux)
- LARGE DRIVEWAY
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

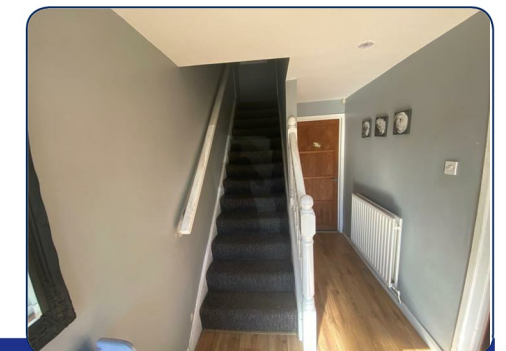
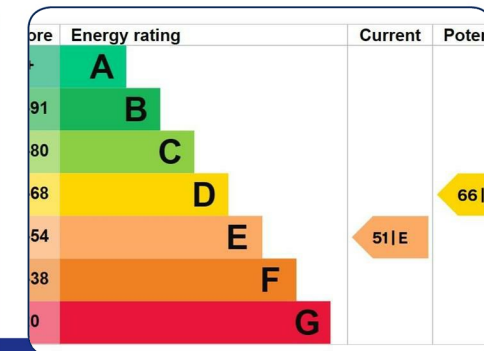
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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

12'4" x 12'4" (3.76m x 3.76m)

Having multi fuel stove set on slate hearth, wooden overmantle.

KITCHEN / DINING AREA

15'3" x 10'10" (4.65m x 3.30m)

Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, laminated tile effect floor.

REAR HALLWAY

Having under stairs storage, cloaks cupboard, laminated tile effect floor.

FIRST FLOOR

LANDING

BEDROOM 1

12'5" x 11'5" wp (3.78m x 3.48m wp)

Having hotpress, built in wardrobe and laminated wooden floor.

BEDROOM 2

12'5" x 9'10" wp (3.78m x 3.00m wp)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

9'4" x 7'5" (2.84m x 2.26m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb vanity unit, wc, fully tiled walk in electric shower.

ATTIC STORAGE

18'10" x 10'9" (5.74m x 3.28m)

with velux windows, floored.

EXTERIOR FEATURES

STORE 14' x 13'2" Having roller door, light and power points, side window and door.

UTILITY SHED Having light and power points, whb with tiling around, wc. Vented for tumble dryer.

Bordered to front by wall.

Concrete driveway to side bordered by hedge. Fence to rear.

Outside light and tap.

ESTIMATED ANNUAL RATES

£537.95 (APRIL 2023)

