

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£140,000

FOR SALE



22 Kilburn Crescent, L'Derry, BT47 5PZ

VIEWING STRICTLY BY APPOINTMENT ONLY

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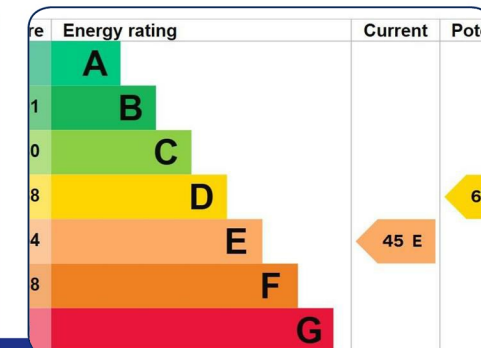
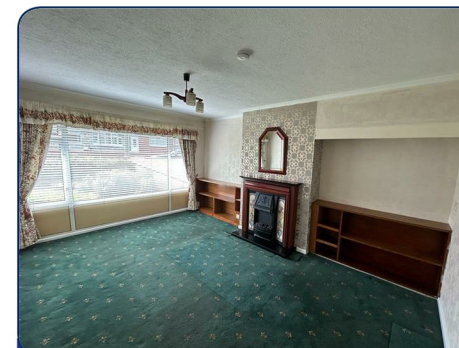
- SEMI DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY
- LAWNS TO FRONT & REAR
- EPC RATING -

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

LOUNGE

16'4" x 12' (4.98m x 3.66m)

Having ornamental fireplace and ceiling cornicing.

KITCHEN

12' x 8'7" (3.66m x 2.62m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit with mixer taps, wired for cooker.

REAR PORCH

Having sink unit and plumbed for washing machine.

BEDROOM 1

13'10" x 8'11" (4.22m x 2.72m)

BEDROOM 2

14'9" x 6'9" wp (4.50m x 2.06m wp)

Having built in wardrobe.

BEDROOM 3

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

BATHROOM

Comprising bath with shower fitting to taps and tiling around, whb and wc.

EXTERIOR FEATURES

Lawns to front and rear.

Enclosed to rear by gate.

Tarmac driveway to side.

ESTIMATED ANNUAL RATES

£896.58 (JULY 2023)

