

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£215,000

FOR SALE



40 Lower Garden City, Derry, BT48 7SP

- DETACHED CHALET BUNGALOW
- 4 BEDROOM / 1 RECEPTION
- DOUBLE GLAZED WINDOWS (except porch)
- OIL FIRED CENTRAL HEATING
- GARDEN TO REAR
- DRIVEWAY
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

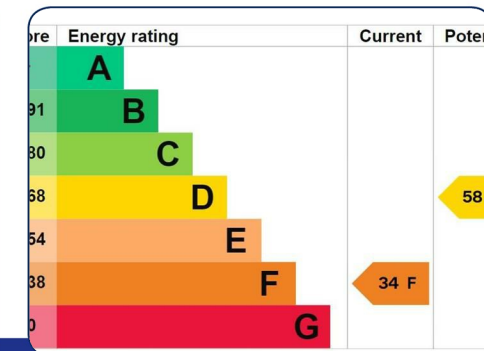
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THE PROPERTY COMPRISES:

ACCOMMODATION

PORCH

Having tiled floor.

HALLWAY

Having understairs storage and hotpress.

LOUNGE

16'6" x 12'0" (5.04 x 3.67)

Having tiled fireplace.

KITCHEN / DINING AREA

10'11" x 12'0" (3.35 x 3.67)

Having eye and low level units, tiling between units, stainless steel sink unit with mixer taps, integrated 2 ring hob, extractor fan, space for fridge / freezer, storage cupboard, laminated wooden floor.

REAR PORCH

Plumbed for washing machine, electric points.

Burner store.

BEDROOM 1

13'1" x 10'3" (4 x 3.13)

Dual aspect.

BEDROOM 2

12'9" x 9'4" (3.91 x 2.86)

Having double built in wardrobe.

WET ROOM

Comprising power shower, whb with storage under, wc, 1/2 tiled floor.

FIRST FLOOR

LANDING

Having 2 storage cupboards into eaves, single storage cupboard.

BEDROOM 3

16'5" x 12'4" wp (5.02 x 3.76 wp)

Having storage into eaves.

BEDROOM 4

12'8" x 10'2" (3.88 x 3.1)

Having storage into eaves.

EXTERIOR FEATURES

Paved area to front enclosed by wall and double entrance gates.

Paved area to back leading to tiered garden bordered by hedges.

Paved area to side bordered by fence.

Gate to side leading to tarmac driveway.

ESTIMATED ANNUAL RATES

£1634.94 (SEPT 2023)

