

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£120,000

**FOR SALE**



**179 Sevenoaks, L'Derry, BT47 6BF**

- SEMI DETACHED BUNGALOW
- 2 BEDROOM / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -
- SOLD AS SEEN

**VIEWING STRICTLY BY APPOINTMENT ONLY**

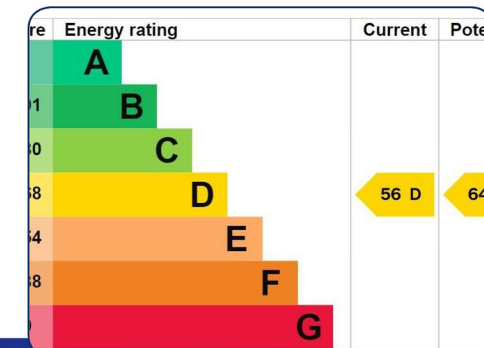
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THE PROPERTY COMPRISES:

**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard, ceiling cornicing and tiled floor.

**LOUNGE**

18'1" x 11'11" wp (5.51m x 3.63m wp)

Having fireplace, ceiling cornicing, recessed lighting, laminated wooden floor.

**KITCHEN / DINING AREA**

15'9" x 11'10" (4.80m x 3.61m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge / freezer, space for cooker, extractor fan, space for tumble dryer, tiled floor.

**BEDROOM 1**

11'2" x 10'3" (3.40m x 3.12m)

Having built in furniture and laminated wooden floor.

**BEDROOM 2**

11'3" x 8'5" (3.43m x 2.57m)

**BATHROOM**

Comprising bath with electric shower over and tiling around, whb with tiling around, wc, extractor fan, hotpress, tiled floor.

**EXTERIOR FEATURES**

Lawn to front.

Lawn to rear stocked with trees.

Tarmac driveway.

Outside light and tap.

**ESTIMATED ANNUAL RATES**

£922.95 (OCT 2023)

