

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£125,000

**FOR SALE**



**62 Ivy Mead, L'Derry, BT47 3WW**

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**

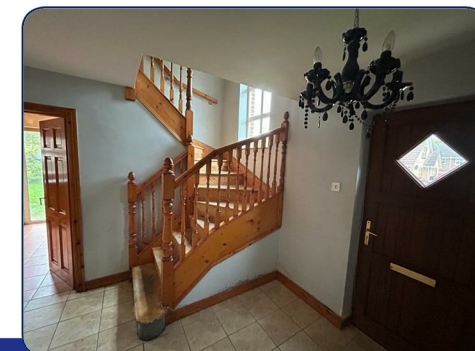
**Agent:**

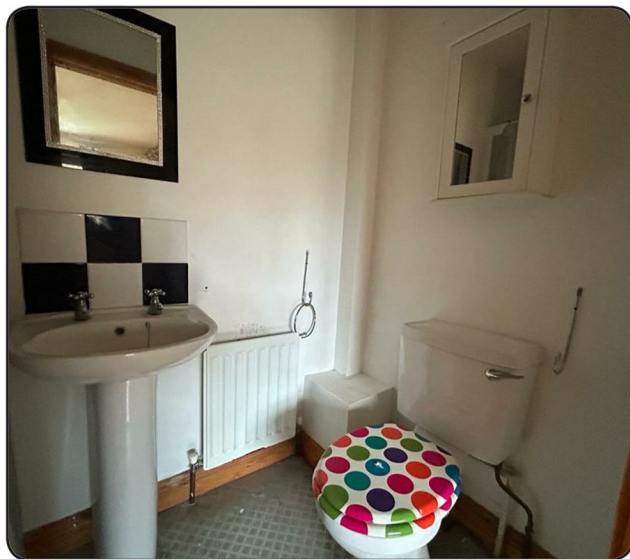
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[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

18'6" x 14'3" wp (5.64m x 4.34m wp)

Having fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

18'5" x 11'9" (5.61m x 3.58m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for American style fridge / freezer, understairs storage, storage cupboard, tiled floor.

## FIRST FLOOR

### LANDING

Having hotpress and wooden floor.

### MASTER BEDROOM

12' x 9'11" (3.66m x 3.02m)

Having laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb with tiling around, wc, extractor fan.

### BEDROOM 2

12'10" x 9'11" wp (3.91m x 3.02m wp)

Having wooden floor.

### BEDROOM 3

8'3" x 7'8" (2.51m x 2.34m)

Having wooden floor.

### BEDROOM 4

7'9" x 7'4" (2.36m x 2.24m)

Having wooden floor.

## BATHROOM

Comprising corner bath with tiling around, whb with tiling around, wc, tiled floor.

## EXTERIOR FEATURES

Lawns to front & side.

Tarmac driveway.

## ESTIMATED ANNUAL RATES

£1107.54 (OCT 2023)

