

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£182,000

**FOR SALE**



**5 Ervey Court, Eglinton, BT47 3WN**

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**

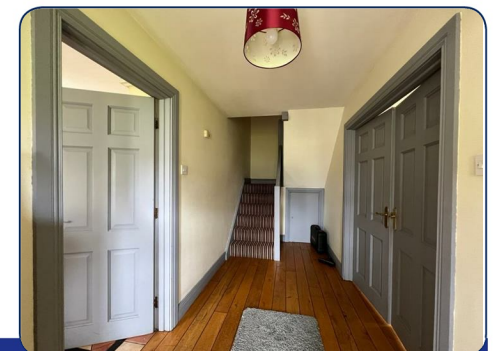
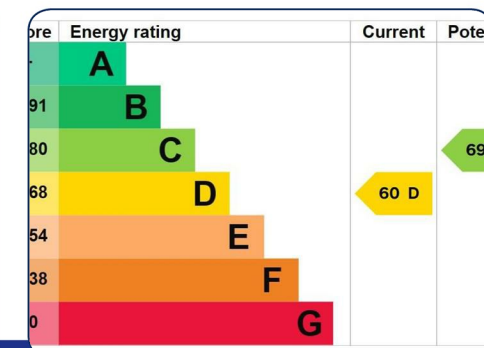
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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## THE PROPERTY COMPRISES:

### ACCOMODATION

#### HALLWAY

Having understairs storage, wooden floor, double doors leading to lounge.

#### LOUNGE

18'1" x 14'3" (5.51m x 4.34m)

Having ornamental fireplace, wooden floor, dual aspect.

#### KITCHEN / DINING AREA

18'5" x 10'6" (5.61m x 3.20m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, tiled floor.

#### UTILTY ROOM

Having single drainer stainless steel sink unit, plumbed for washing machine, tiled floor.

#### FIRST FLOOR

#### LANDING

Having walk in hotpress, laminated wooden floor.

#### MASTER BEDROOM

13'8" x 10'7" (4.17m x 3.23m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

#### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

#### BEDROOM 2

11'6" x 10'4" wp (3.51m x 3.15m wp)

Having laminated wooden floor.

#### BEDROOM 3

11'6" x 9' (3.51m x 2.74m)

Having laminated wooden floor.

#### BATHROOM

Comprising bath with hand shower attachment to taps, walk in shower, whb and wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gates.

Lawn to side.

Tarmac driveway.

### GARAGE

Having roller door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£1160.28 (MARCH 2024)

