

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

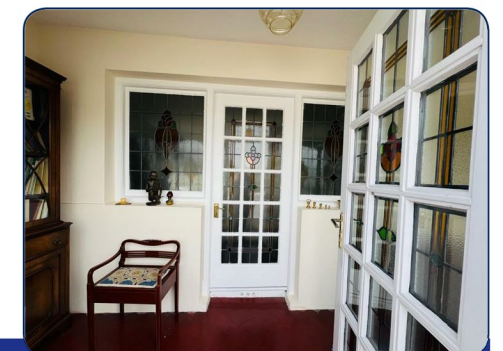
£265,000

**FOR SALE**

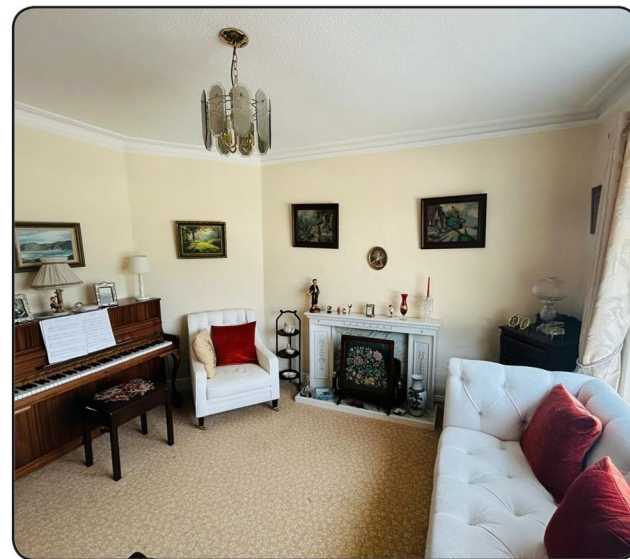


**13 Browning Drive, L'Derry, BT47 6HN**

- DETACHED BUNGALOW
- 3 BEDROOMS /3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- LAWNS TO FRONT & REAR
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor, stained glass windows and door.

### HALLWAY

Having ceiling cornicing.

### LOUNGE

13' x 11'11" (3.96m x 3.63m)

Having attractive ornamental fireplace with electric fire, ceiling cornicing.

### DINING ROOM

14'9" x 12' (4.50m x 3.66m)

Having ceiling cornicing, tiled fireplace, double doors to Conservatory.

### CONSERVATORY

12'6" x 10'4" (3.81m x 3.15m)

Having tiled floor, door to garden.

### KITCHEN

15'2" x 8'1" (4.62m x 2.46m)

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

### REAR HALLWAY

Having cupboards, space for tumble dryer, tiled floor.

### MASTER BEDROOM

13' x 11'5" (3.96m x 3.48m)

Having ceiling cornicing.

### EN-SUITE

Comprising walk in electric shower, whb and wc, fully tiled walls.

### BEDROOM 2

11'11" x 11' (3.63m x 3.35m)

Having ceiling cornicing.

### BEDROOM 3

12' x 7' wp (3.66m x 2.13m wp)

Having ceiling cornicing and hotpress.

### BATHROOM

Comprising bath with electric shower shower over and shower attachment to taps, whb and wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Lawn to front stocked with abundance of plants, trees and shrubs.

Lawn to rear bordered by mature hedging.

Paved patio area and tiled path.

Tarmac driveway with double entrance gates.

Shed with roller door.

### ESTIMATED ANNUAL RATES

£1777.92 (MAY 2024)

