

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

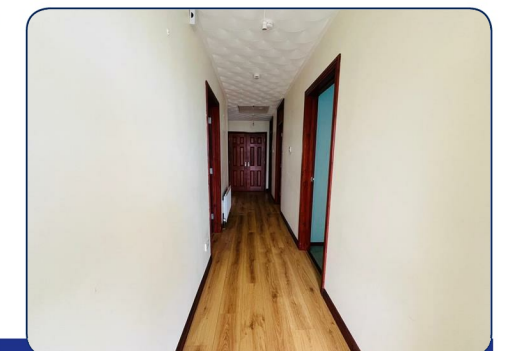
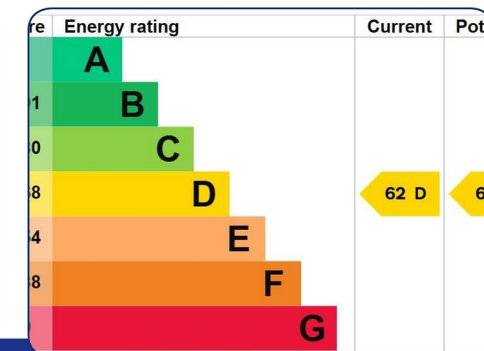
£215,000

**FOR SALE**



**7 Rushcroft Park, L'Derry, BT47 5WF**

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT & BACK DOORS
- LAWN TO REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, hotpress, laminated wooden floor.

### LOUNGE

13'7" x 11'8" into bay (4.14m x 3.56m into bay)

Having attractive fireplace.

### KITCHEN

13'7" x 11'8" (4.14m x 3.56m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, space for fridge / freezer, tiled floor.

### UTILITY ROOM

Having sink unit, plumbed for washing machine, tiled floor.

### MASTER BEDROOM

13'8" x 11' wp (4.17m x 3.35m wp)

### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

### BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

### BEDROOM 3

11'8" x 8'9" (3.56m x 2.67m)

Having double built in wardrobe.

### BATHROOM

Comprising bath with shower fitting to taps, whb and wc, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Lawn to rear enclosed by fence and gate.

Tarmac driveway.

### GARAGE

15'6" x 13'3" (4.72m x 4.04m)

Having up and over door, light and power points.

### ESTIMATED ANNUAL RATES

£1389.00 (JULY 2024)

