

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel Henry
ESTATE AGENTS

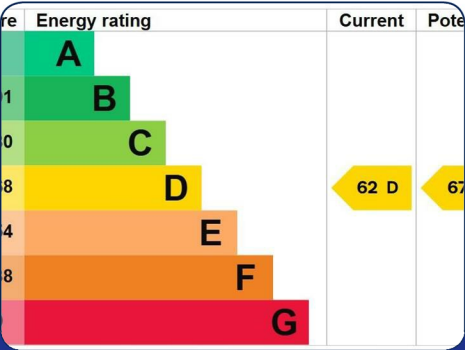
£215,000

FOR SALE

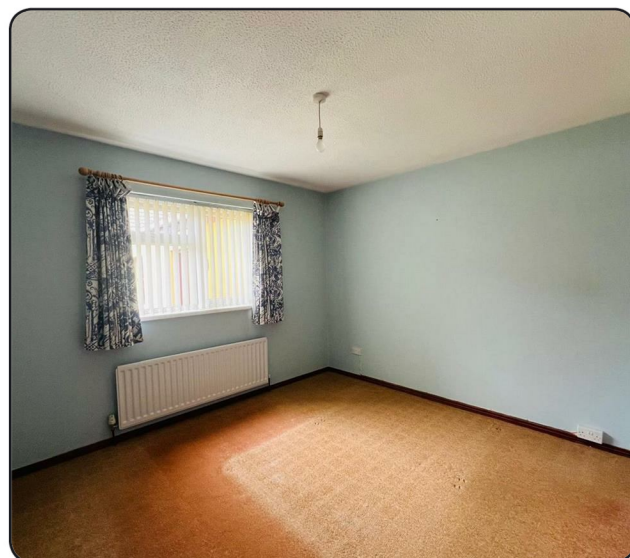
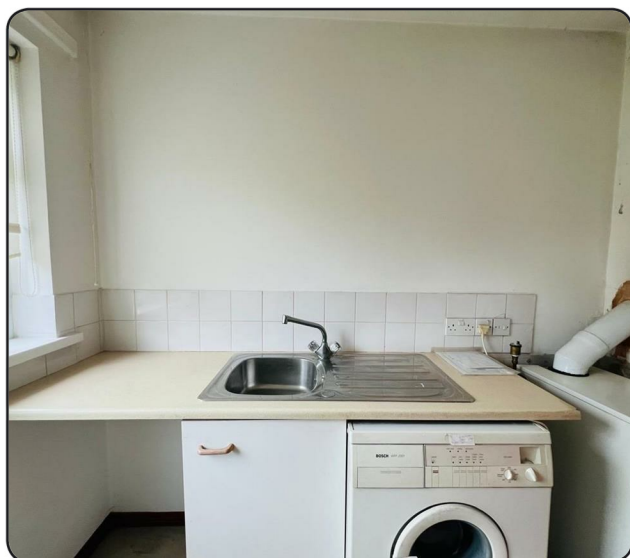


7 Rushcroft Park, L'Derry, BT47 5WF

- 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)

