

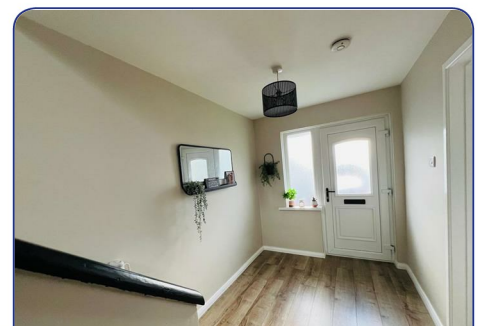
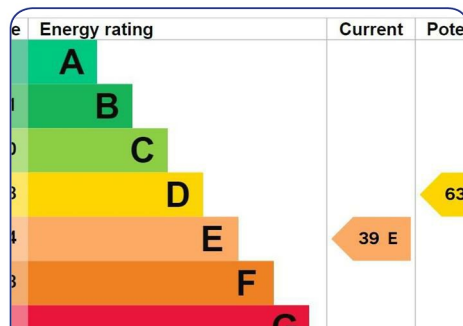
£109,950

FOR SALE



16 Bluebell Avenue, L'Derry, BT47 2SH

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- PVC DOUBLE GLAZED WINDOWS AND EXTERIOR DOORS
- OIL FIRED AND SOLID FUEL CENTRAL HEATING
- TARMAC DRIVEWAY
- NEAT LAWNS TO FRONT AND REAR
- SCENIC VIEWS OVER OPEN COUNTRYSIDE TO REAR
- EPC RATING - E



ACCOMMODATION

ESTIMATED ANNUAL RATES

£722.28 (OCT 2024)

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

13'2" x 11'7" (4.01m x 3.53m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN

11'7" x 6'8" (3.53m x 2.03m)

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

BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc, laminated wooden floor.

FIRST FLOOR

LANDING

BEDROOM 1

12'3" x 10'4" (3.73m x 3.15m)

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

BEDROOM 2

11'7" x 7'8" (3.53m x 2.34m)

Feature wall panelling.

BEDROOM 3

8'11" x 6'7" (2.72m x 2.01m)

Having laminated wooden floor.

EXTERIOR FEATURES

Lawn to front bordered by wall.

Neat lawn to rear bordered by fence and gate.

Tarmac driveway.

Agent: Daniel Henry (Waterside)

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