

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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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.

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Daniel Henry
 ESTATE AGENTS

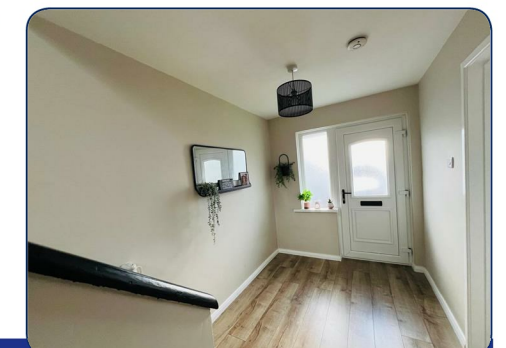
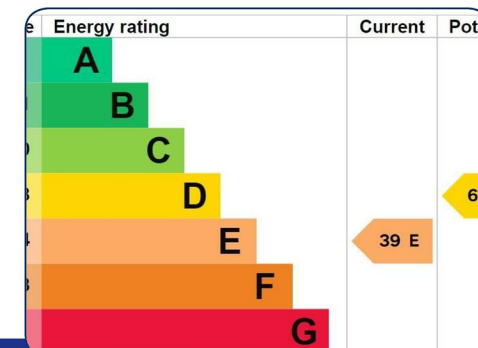
£109,950

FOR SALE

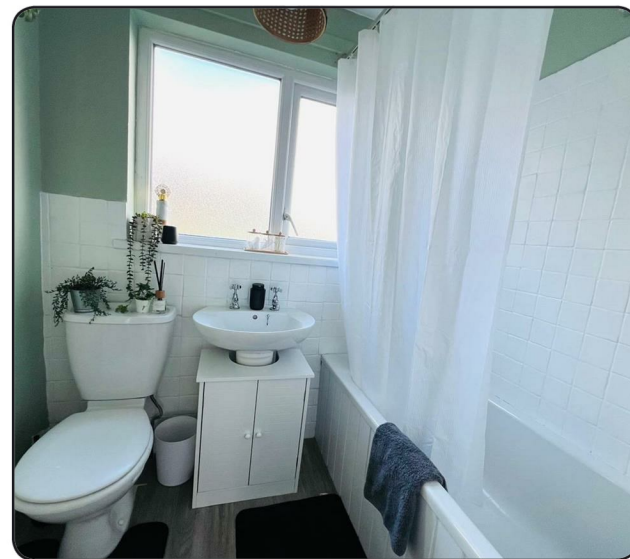
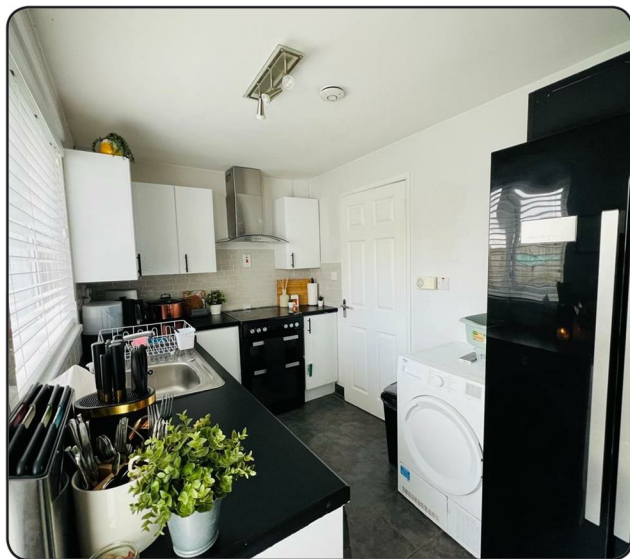
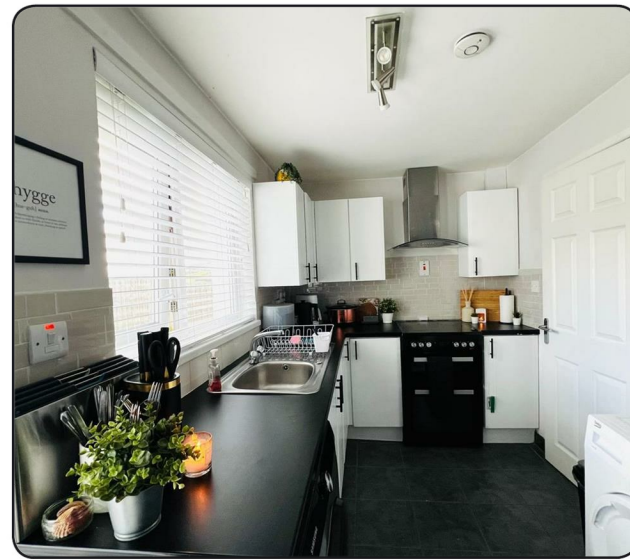
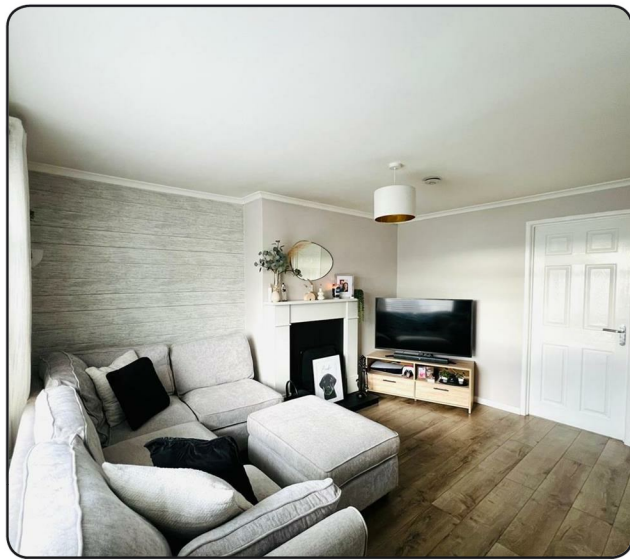
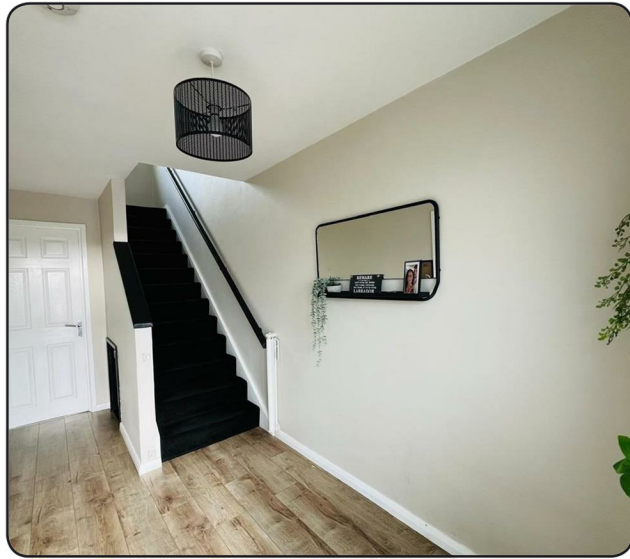


16 Bluebell Avenue, L'Derry, BT47 2SH

- 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



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ACCOMMODATION

HALLWAY

Having downstairs 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.

ESTIMATED ANNUAL RATES

£722.28 (OCT 2024)

