

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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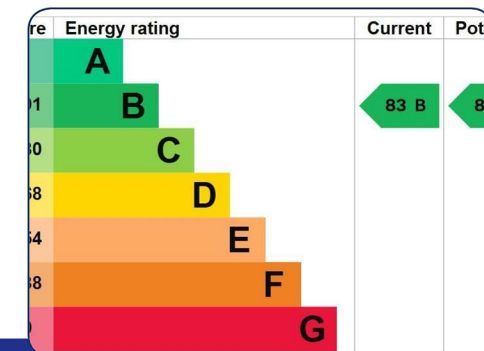
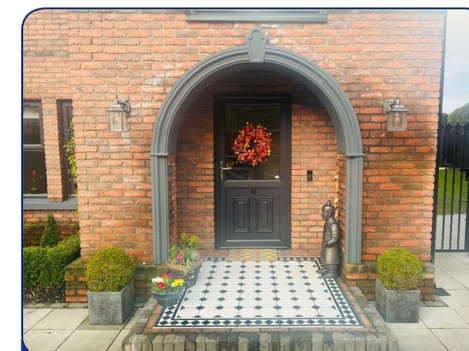
Daniel Henry
ESTATE AGENTS

£400,000

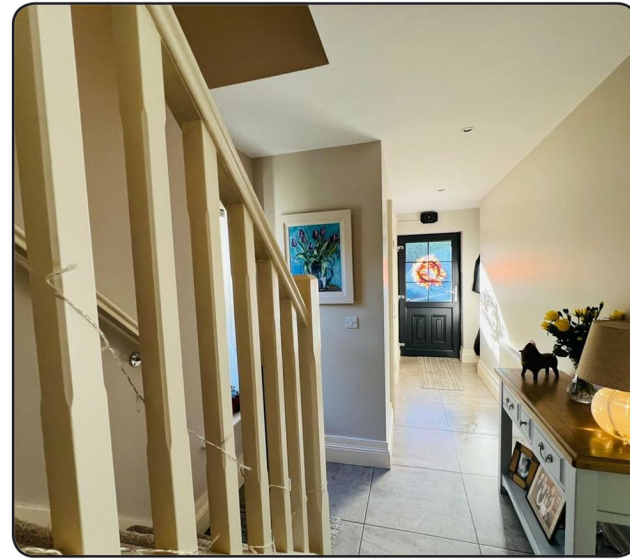


3 Ebrington Lane, Derry, BT47 6HR

- DETACHED HOUSE
- 4 BEROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS
- NEAT LAWNS TO SIDE & REAR
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

14'1" x 11'4" (4.29m x 3.45m)

Having multi fuel stove and laminated wooden floor.

KITCHEN/DINING/SUNROOM

25'7" x 12'10" (7.80m x 3.91m)

Having excellent range of eye and low level units, 1 1/2 bowl sink unit set in 'Quartz' worktop with matching splash back, hob, underoven, extractor hood, integrated fridge / freezer and dishwasher, tiled floor, recessed lighting, ample dining space, open plan to Sun Room with matching tiled floor and French doors to rear.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

MASTER BEDROOM

20' x 9'4" wp (6.10m x 2.84m wp)

Having range of built in wardrobes, 'Juliet' balcony.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, recessed lighting, tiled floor.

BEDROOM 2

14' x 8'11" wp (4.27m x 2.72m wp)

Having built in wardrobe.

BEDROOM 3

11'7" x 11'5" (3.53m x 3.48m)

Having range of built in wardrobes and hotpress.

BEDROOM 4

8'3" x 8'2" (2.51m x 2.49m)

Having range of built in wardrobes.

BATHROOM

Comprising free standing bath, His and Hers wash hand basins set in vanity unit, fully tiled walk in shower, wc, black radiator, tiled floor.

EXTERIOR FEATURES

SHED 19'9" x 10' Having roller door and light.

Rear lawn bordered by fence and enclosed by wrought iron fence and gate.

Neat lawn to side.

Paved patio area.

Tarmac parking to front.

ESTIMATED ANNUAL RATES

£1777.92 (FEB 2025)

