

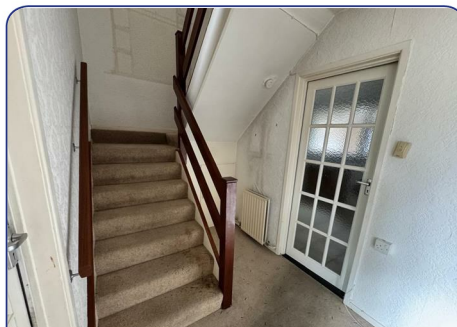
£170,000

**FOR SALE**



### 3 Knockwellan Park, L'Derry, BT47 2JB

- MID TERRACE HOUSE
- 3 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- DRIVEWAY
- GARAGE
- SOLD AS SEEN



## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having cloaks cupboard and understairs storage.

### LOUNGE

17' x 11'3" (5.18m x 3.43m)

Having tiled fireplace with gas inset, patio doors to Conservatory.

### CONSERVATORY

7'5" x 7'2" (2.26m x 2.18m)

Having tiled floor.

### KITCHEN

11'2" x 9'11" (3.40m x 3.02m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for tumble dryer, tiled floor.

### REAR HALLWAY

Having burner store and tiled floor.

### GUEST WHB & WC

### DINING AREA

10'8" x 7'8" (3.25m x 2.34m)

### FIRST FLOOR

### LANDING

Having window and hotpress.

### BEDROOM 1

11' x 7'8" (3.35m x 2.34m)

Having double built in wardrobe, wall to wall built in wardrobes with sliding mirrored doors.

### BEDROOM 2

11'2" x 9'11" (3.40m x 3.02m)

Having double built in wardrobes, shelves and cupboard.

### BEDROOM 3

10'7" x 8'5" (3.23m x 2.57m)

Having built in headboard with cupboards over, lockers, built in drawers, built in wardrobe with sliding mirrored doors.

### SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc.

### INTEGRAL GARAGE

16'2" x 8'4" (4.93m x 2.54m)

Having electric roller door, light and power points.

### EXTERIOR FEATURES

Lawn to rear leading to lower garden.

Driveway to side.

### ESTIMATED ANNUAL RATES

£1108.00 (MARCH 2025)

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