

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel
Henry
ESTATE AGENTS

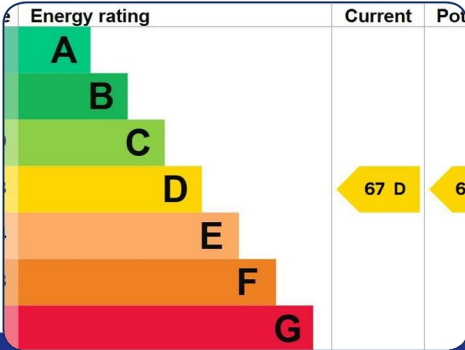
£275,000

FOR SALE

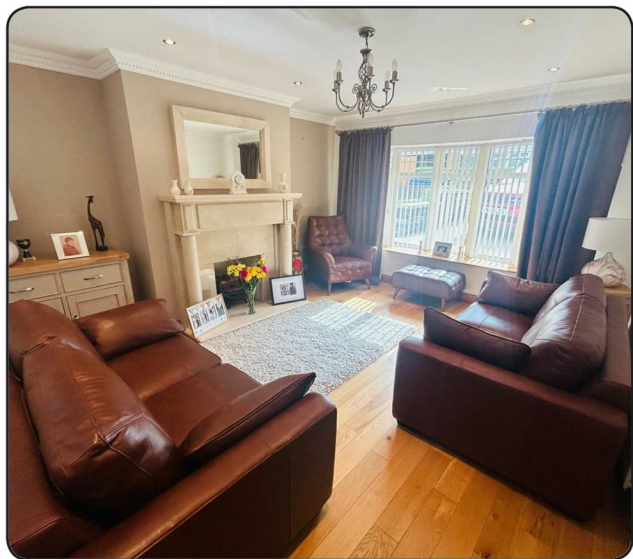
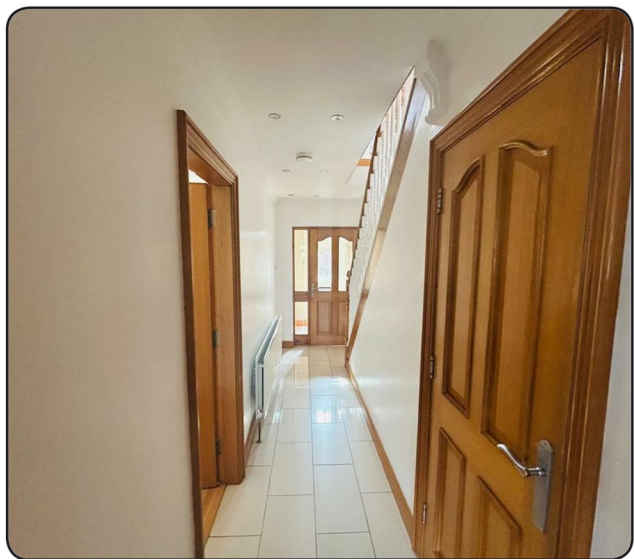
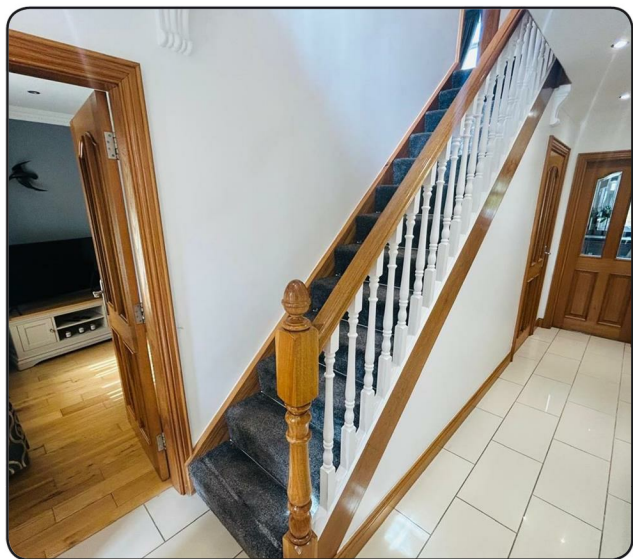
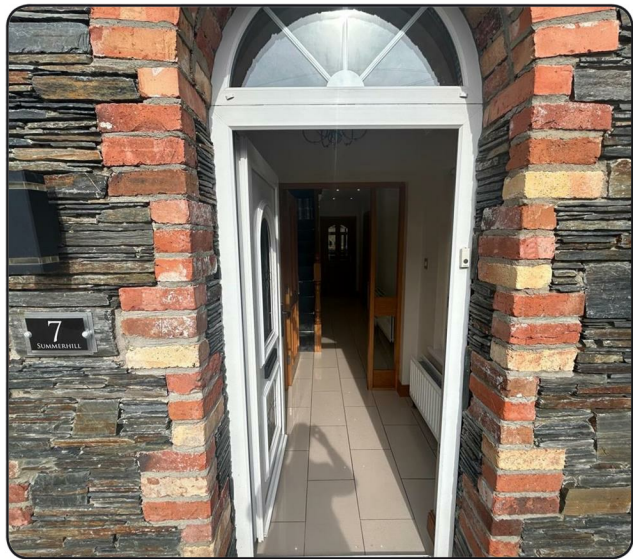


7 Summerhill, L'Derry, BT47 2PL

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR
- DECKING PATIO TO REAR
- EPC RATING - D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

VESTIBULE PORCH

Having ceiling cornicing, glazed door to hallway, tiled floor.

HALLWAY

Having understairs storage, ceiling cornicing, recessed lighting, tiled floor.

LOUNGE

16'7" x 13'2" into bay (5.05m x 4.01m into bay)

Having stunning fireplace with matching mirror, ceiling cornicing, recessed lighting, wooden floor.

FAMILY ROOM

17'7" x 9'5" (5.36m x 2.87m)

Having attractive fireplace, ceiling cornicing and recessed lighting.

KITCHEN/DINING AREA

18'4" x 12'6" (5.59m x 3.81m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, space for American style fridge/freezer with storage and wine rack above, plumbed for washing machine, ceiling cornicing, recessed lighting, glazed door to Utility, French doors, tiled floor.

UTILITY ROOM

12'2" x 5'1" (3.71m x 1.55m)

Having eye level units, plumbed for washing machine, space for tumble dryer, ceiling cornicing, tiled floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit with mixer tap, wc, recessed lighting, 1/2 tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, ceiling cornicing and recessed lighting.

BEDROOM 1

17' x 9'5" wp (5.18m x 2.87m wp)

Having feature window, recessed lighting and laminated wooden floor.

BEDROOM 2

13' x 9'6" (3.96m x 2.90m)

Having built in wardrobes with sliding mirrored doors, recessed lighting and laminated wooden floor.

BEDROOM 3

13'1" x 9'10" (3.99m x 3.00m)

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

BEDROOM 4

11' x 9'4" (3.35m x 2.84m)

Having feature panelled walls, recessed lighting and laminated wooden floor.

BATHROOM

Comprising bath with mixer tap, electric shower over with tiling around and shower screen, whb with mixer tap, wc, recessed lighting, 1/2 tiled walls.

EXTERIOR FEATURES

Parking to front.

Lawn to rear enclosed by fence and gate.

Decked patio to rear.

ESTIMATED ANNUAL RATES

£1069.00 (APRIL 2026)

