

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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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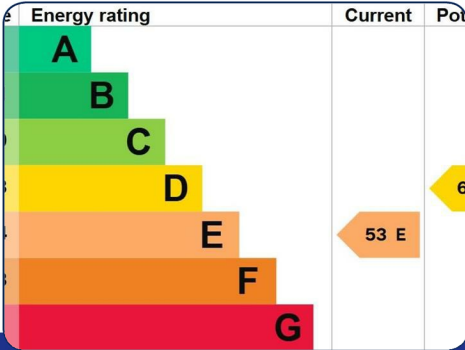
£169,950

FOR SALE

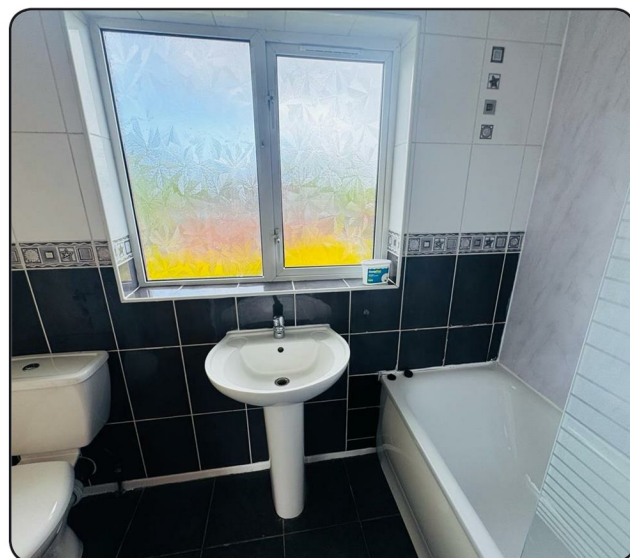
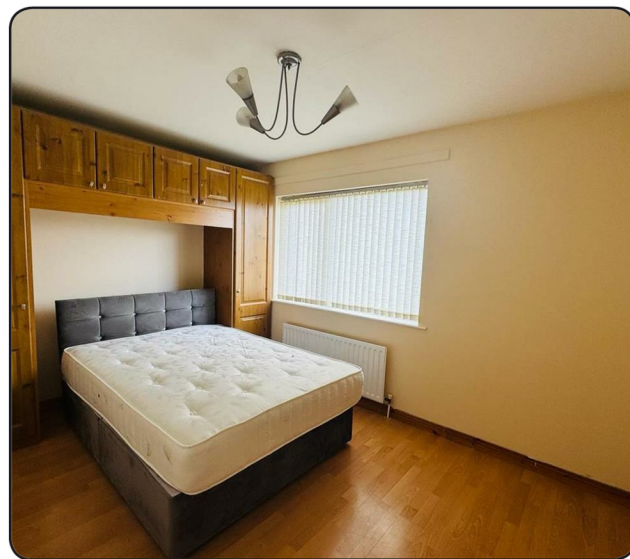
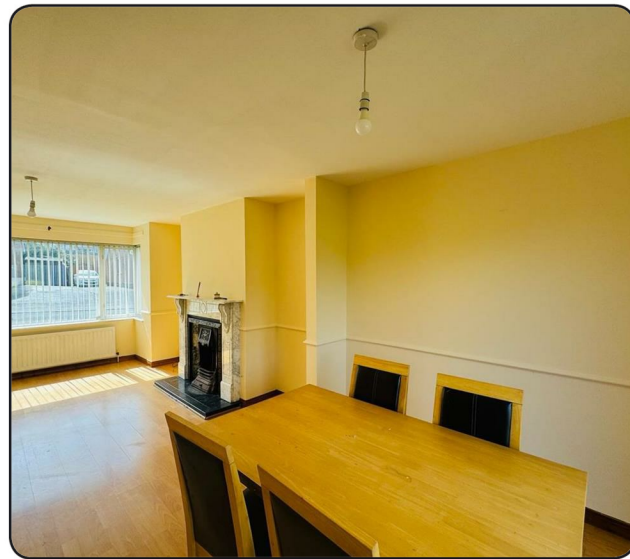
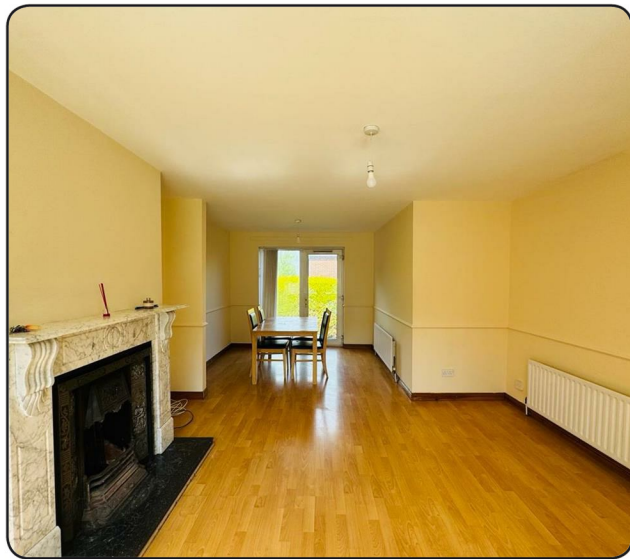


185 Hillcrest, L'Derry, BT47 6GE

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- NEW CARPETS FITTED
- RECENTLY DECORATED
- LAWNS TO FRONT AND REAR
- CONVENIENT TO SHOPS, SCHOOLS, RETAIL PARK AND BUS STOP
- EPC RATING D



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ESTIMATED ANNUAL RATES

£1069 (May 2026)

ACCOMMODATION

HALLWAY

Having understair storage and wooden floor

LOUNGE/DINING AREA

23'6 x 13'5 (into bay) (7.16m x 4.09m (into bay))

Having fireplace, laminated wooden floor, and french doors to rear

KITCHEN

11'3 x 8'8 (3.43m x 2.64m)

Having eye and low level units, tiling between units, wired for cooker, single drainer stainless steel sink unit, plumbed for washing machine.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

14' x 9'9 (to widest points) (4.27m x 2.97m (to widest points))

Having built in wardrobe and laminated wooden floor.

BEDROOM (2)

12'10 x 8'8 (3.91m x 2.64m)

Having built in wardrobes with cupboards over and laminated wooden floor.

BEDROOM (3)

8'2" x 8' (2.49m x 2.44m)

Having built in wardrobe, and laminated wooden floor

BATHROOM

Comprising bath with electric shower over, shower screen, WHB, WC, partly tiled walls and tiled floor

EXTERIOR FEATURES

Lawn to front

Lawn to rear with patio area

