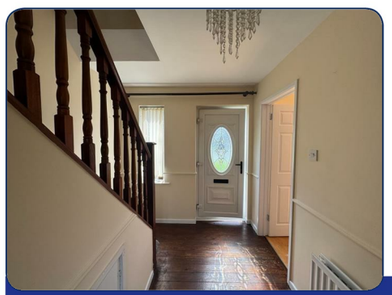
Daniel Henry ESTATE AGENTS

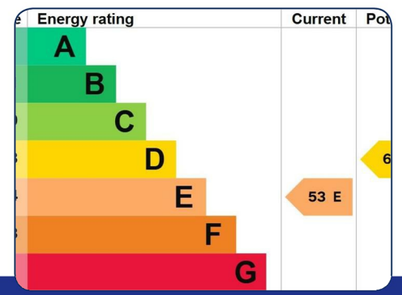
£169,950

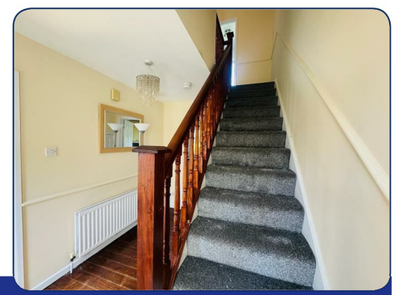


185 Hillcrest, L'Derry, BT47 6GE

- 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
- CONVIENIENT TO SHOPS, SCHOOLS, RETAIL PARK AND BUS STOP
- EPC RATING D







VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
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www.danielhenry.co.uk

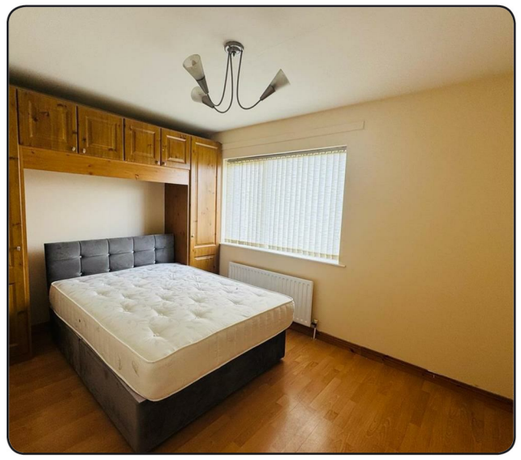
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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













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



