

Daniel Henry ESTATE AGENTS

£155,000



FOR SALE

33 Northland Drive, Derry, BT48 7JS

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- GARAGE
- EPC RATING D

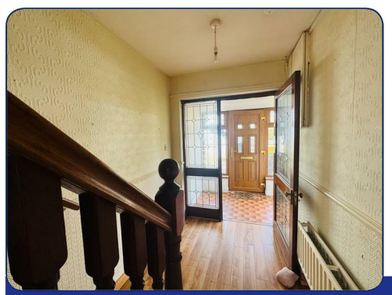
VIEWING STRICTLY BY APPOINTMENT ONLY

Daniel Henry ESTATE AGENTS

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

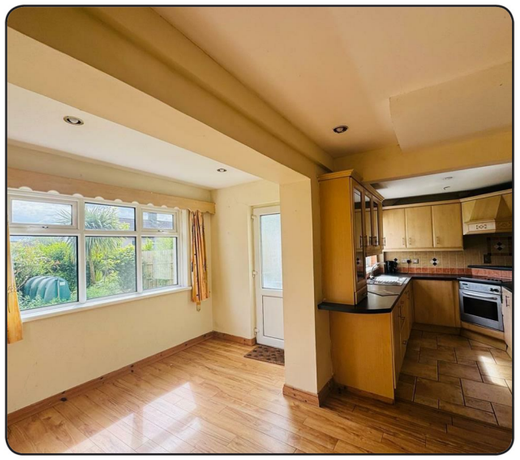
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, 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



















ACCOMMOADTION

VESTIBULE PORCH
Having tiled floor

HALL
Having laminated wooden floor

LOUNGE
13'5 x 11'8 (4.09m x 3.56m)
Having attractive fireplace, ceiling cornicing, wooden floor

KITCHEN/DINING
18' x 16' (to widest points) (5.49m x 4.88m (to widest points))
Having range of eye and low level units, tiling between units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge and freezer, integrated dishwasher, recessed lighting, tiled floor

DINING AREA
Having laminated wooden floor, double doors to Family Room

FAMILY ROOM
11'2 x 8'7 (3.40m x 2.62m)
Having laminated wooden floor, sliding patio doors to decked patio area and rear lawn.

FIRST FLOOR

LANDING
Having hotpress.

BEDROOM 1
12'3 x 9'9 (to widest points) (3.73m x 2.97m (to widest points))
Having laminated wooden floor.

BEDROOM 2
10'4" x 9' (3.15m x 2.74m)
Having built in wardrobes with sliding doors, laminated wooden floor.

BEDROOM 3
11' x 7'4" (3.35m x 2.24m)
Having built in wardrobes with sliding doors.

BEDROOM 4
9'9" x 8'5" (2.97m x 2.57m)
Having built in wardrobes and laminated wooden floor.

SHOWER ROOM
Comprising fully tiled wall in electric shower, whb and wc, fully tiled walls and floor.

SEPARATE WC
Having 1/2 tiled walls and tiled floor.

EXTERIOR FEATURES
Lawn to front bordered by wall and double entrance gates.
Paved driveway.
Enclosed to rear by fence.
Outside light and tap.

GARAGE
17' x 12'6" (5.18m x 3.81m)
Having electric roller door, light and power points, rear door.

ESTIMATED ANNUAL RATES
£1344.00 (MAY 2026)





