

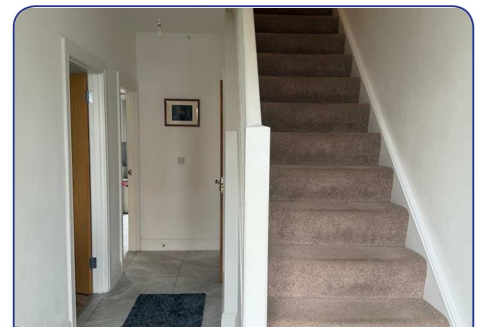
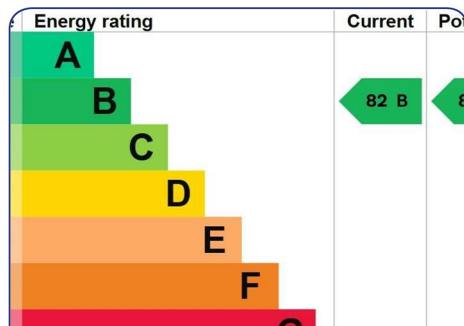
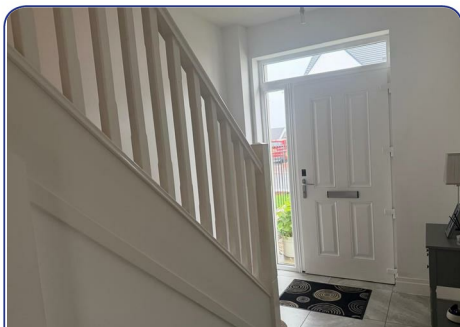
£259,950

FOR SALE



30 Birch Hill, L'derry, BT47 2FJ

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT AND REAR
- TARMAC DRIVEWAY
- SUMMER HOUSE
- EPC RATING - B



ACCOMMODATION

HALL

Having tiled floor

GUEST TOILET AND WHB

Having tiled floor.

LOUNGE

16'1" x 11'11" (4.90m x 3.63m)

Having ornamental fireplace with granite inset and hearth, electric fire, laminated wooden floor.

KITCHEN/DINING

19'4 x 10'1 (5.89m x 3.07m)

Having eye and low level units, double oven, gas hob, stainless steel extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer, dishwasher, washer/dryer, tiling between units, tiled floor, ample dining space with french doors to rear, recessed lighting.

FIRST FLOOR

LANDING

Having cupboard

MASTER BEDROOM

15'7 x 11'7 (into built in wardrobes) (4.75m x 3.53m (into built in wardrobes))

Wall to wall built in wardrobes with sliding doors.

EN-SUITE

Comprising fully tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)

10'1 x 8'7 (3.07m x 2.62m)

BEDROOM (3)

10'4 x 10'1 (3.15m x 3.07m)

BATHROOM

Bath with telephone hand shower to taps, fully tiled walk in shower, WHB set in vanity unit, WC, tiled floor.

EXTERIOR FEATURES

Neat lawn to front

Paved patio area to rear leading to neat lawn. Bordered by raised brick rockery.

Summer House

SUMMER HOUSE

25'4 x 12'4 (7.72m x 3.76m)

With light and power points

ESTIMATED ANNUAL RATES:

£1221 APPROX (AUGUST 2026)

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