Daniel Henry
ESTATE AGENTS

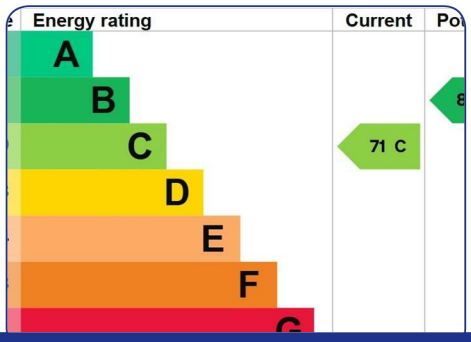
£165,000



34a Foxhill, L'derry, BT47 2TN

- SEMI-DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING C
- SOLD AS SEEN
- CASH ONLY







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ACCOMMODATION

GROUND FLOOR

HALLWAY
Having laminated wooden floor, recessed lighting.

KITCHEN/DINING
13'11 x 11'7 (4.24m x 3.53m)
Having eye and low level units with tiling between units, 1 1/2 stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, integrated dishwasher, space for fridge/freezer, recessed lighting, laminated wooden floor.

LOUNGE
12'11 x 11'7 (to widest points) (3.94m x 3.53m (to widest points))
Having attractive fireplace, laminated wooden floor, recessed lighting.

BATHROOM
Comprising bath, WHB with mixer taps, WC, fully tiled walk in electric shower, 1/2 tiled walls, recessed lighting, tiled floor.

LOWER GROUND FLOOR

REAR HALLWAY
Having laminated wooden floor

TOILET
WHB having tiling around, WC, tiled floor.

FAMILY ROOM/BEDROOM (4)
12'11 x 11'2 (3.94m x 3.40m)
Having french doors

UTILITY ROOM
Having single drainer stainless steel sink unit, vented for dryer, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING
Having hotpress

MASTER BEDROOM
11'10 x 11'8 (3.61m x 3.56m)

EN-SUITE
Fully tiled walk in electric shower, WHB, WC, 1/2 tiled walls, tiled floor.

BEDROOM (2)
11'11 x 10'9 (3.63m x 3.28m)

BEDROOM (3)
8'8 x 7'11 (2.64m x 2.41m)

EXTERIOR FEATURES
Driveway to front.
Paved step, boarded to rear by fence.

ESTIMATED ANNUAL RATES:
£1282 APPROX (NOVEMBER 2026)

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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.

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