Daniel Henry
ESTATE AGENTS

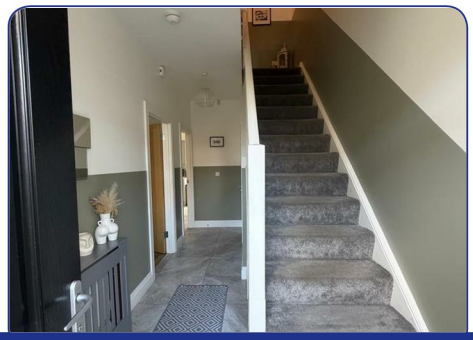
£260,000



115 Birch Hill, Derrry, BT47 2FN

- SEMI-DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMAC DRIVEWAY
- LAWNS FRONT AND REAR
- SECURITY SYSTEM INSTALLED
- SHED/ENTERTAINMENT ROOM
- EPC - B







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ACCOMMODATION

HALL
Having tiled floor.

GUEST TOILET
Having WHB, WC and tiled floor.

LOUNGE
16'1 x 11'11 (to widest points) (4.90m x 3.63m (to widest points))
Having ornamental fireplace, laminated wooden floor.

KITCHEN/DINING
19'4 x 13'6 (to widest points) (5.89m x 4.11m (to widest points))
Having range of eye and low level units, hob, double oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washer/dryer, 'Quartz' worktop, centre island with brekafast bar and storage, ample dining space, tiled floor, french doors to rear.

FIRST FLOOR

LANDING
Having airing cupboard

MASTER BEDROOM
15'7 x 12'3 (to widest points) (4.75m x 3.73m (to widest points))

EN-SUITE
Comprising tiled walk in shower, WHB, WC, laminated wooden floor.

BEDROOM (2)
10'3 x 10' (to widest points) (3.12m x 3.05m (to widest points))
Wall to wall built in wardrobes with sliding doors.

BEDROOM (3)
10' x 8'8 (3.05m x 2.64m)
Having laminated wooden floor, wall to wall built in wardrobes with sliding mirror doors.

BATHROOM
Comprising bath, tiled walk in electric shower, WHB set in vanity unit, WC, recessed lighting, laminated wooden floor.

EXTERIOR FEATURES
Neat lawn to front
Paved patio area to rear leading to generous lawn.
Shed/Bar with electricity.

ESTIMATED ANNUAL RATES:
£1221 APPROX (NOVEMEBER 2026)

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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.