

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

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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.

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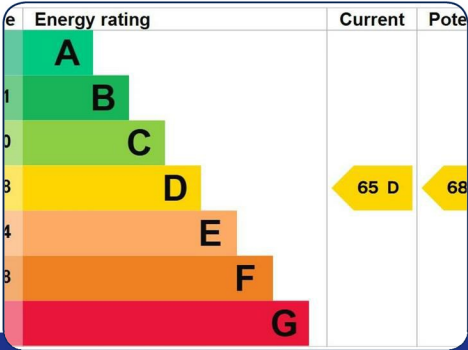
£185,000

**FOR SALE**



**11 Woodland Drive, L'Derry, BT47 2PS**

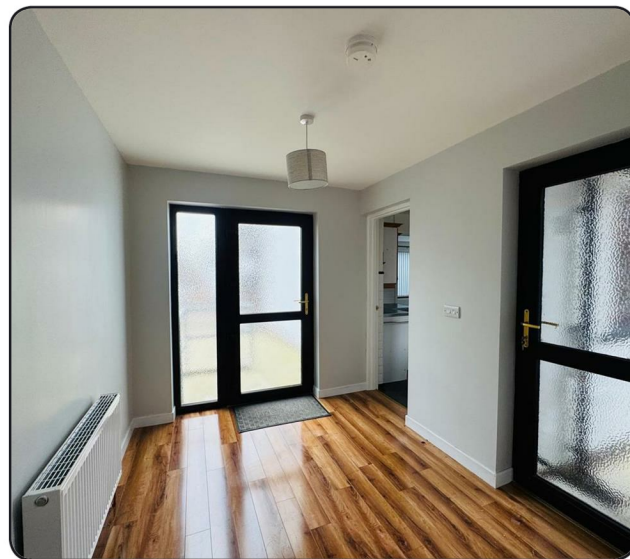
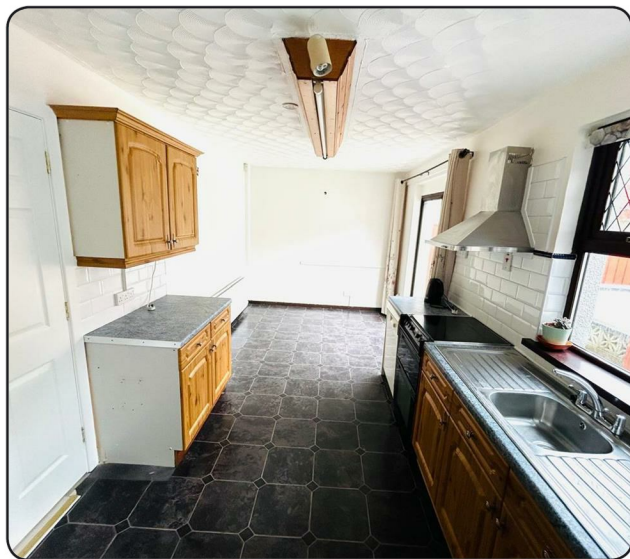
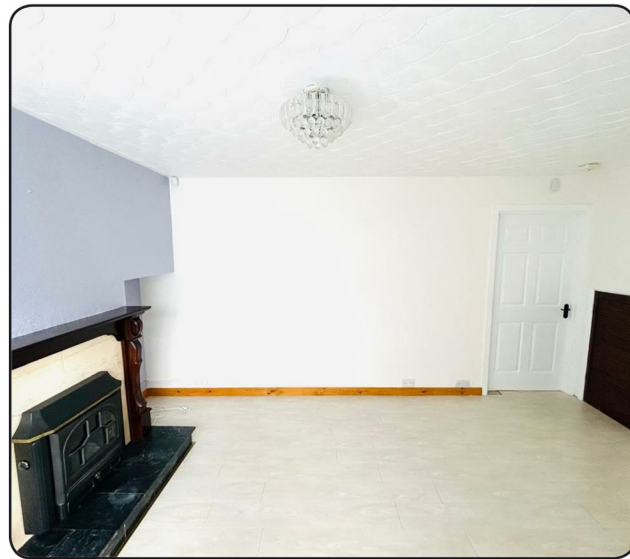
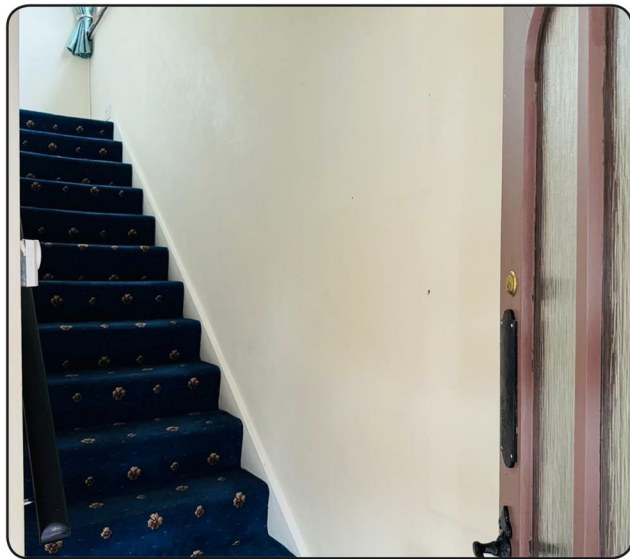
- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING - D



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## ACCOMMODATION

### VESTIBULE PORCH

Having power points, wooden ceiling, tiled floor.

### HALLWAY

Having laminated wooden floor.

### LOUNGE

16'1" x 12'10" wp (4.90m x 3.91m wp)

Having fireplace with mahogany surround, tiled hearth and inset, understairs storage, laminated wooden floor.

### KITCHEN / DINING AREA

19'9" x 8'10" (6.02m x 2.69m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine and dishwasher, patio doors.

### REAR HALLWAY

Having laminated wooden floor.

### BEDROOM 4

13'2" x 12' (4.01m x 3.66m)

### WET ROOM

Comprising fully tiled electric shower, whb with mixer taps and tiling around, wc, extractor fan.

### FIRST FLOOR

#### BEDROOM 1

13' x 10'3" into wardrobe (3.96m x 3.12m into wardrobe)

Having built in wardrobes.

#### BEDROOM 2

11'2" x 9' (3.40m x 2.74m)

Having built in wardrobe.

#### BEDROOM 3

9'2" x 8'10" (2.79m x 2.69m)

### SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, wc, wooden ceiling, chrome towel rail, fully tiled walls.

### SEPARATE WC

Having wc and 1/2 height wooden panelled walls.

### EXTERIOR FEATURES

Lawn to front bordered by wall and fence.

Lawn to rear bordered by wall and fence.

Paved patio area.

Concrete driveway.

Wheelchair accessible to side and rear.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£972.30 (MARCH 2025)

