

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£285,000

FOR SALE



14 Millbrook, Eglinton, BT47 3QL

VIEWING STRICTLY BY APPOINTMENT ONLY

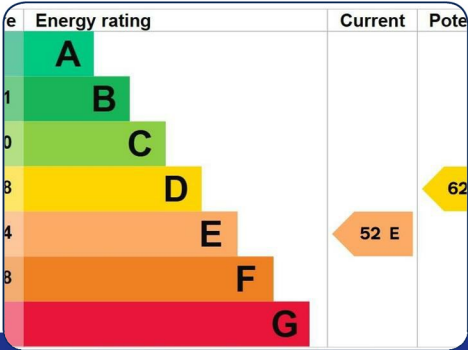
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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

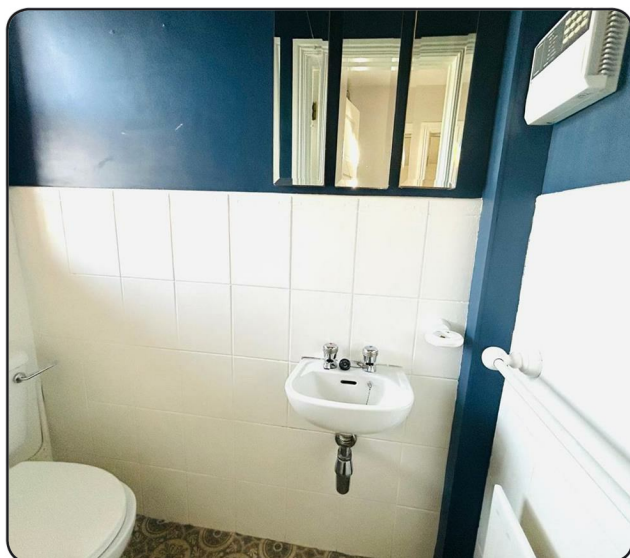
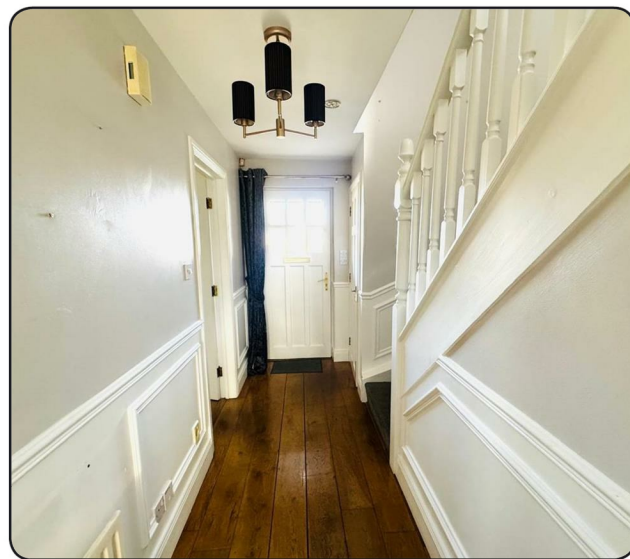
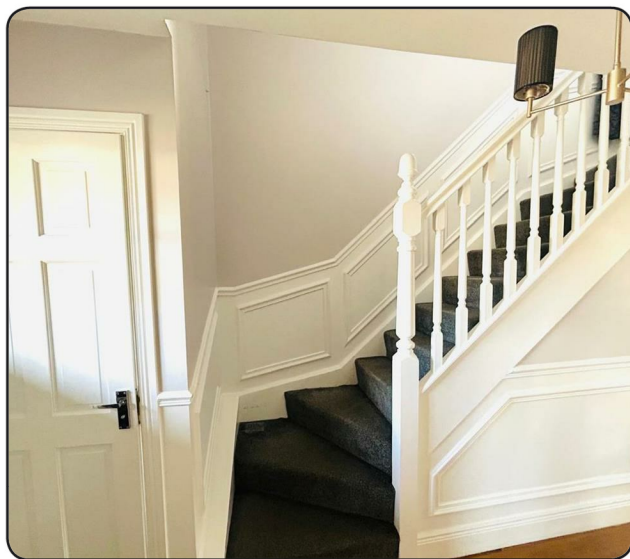
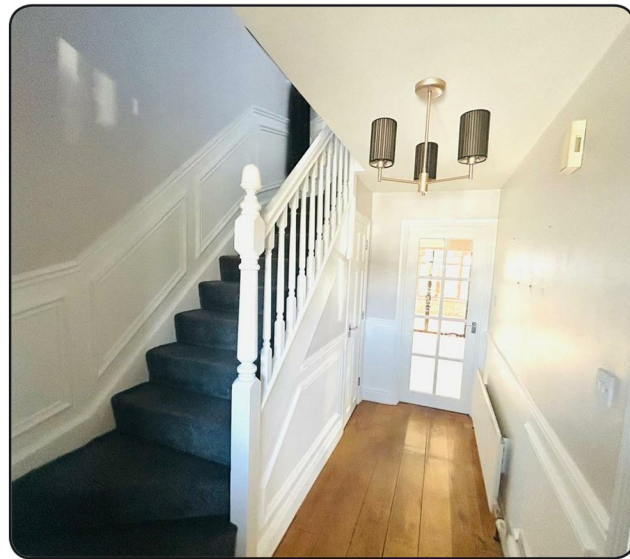
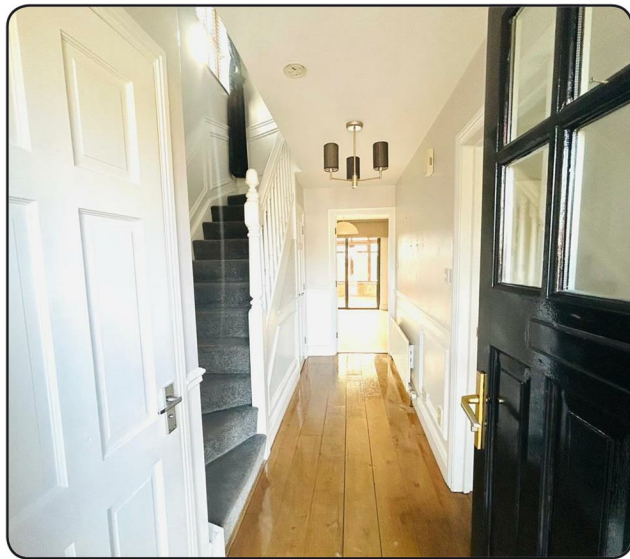
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- BEAM TYPE HOOVER SYSTEM
- SECURITY SYSTEM INSTALLED
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having understairs storage, 1/2 height wooden panelled walls, wooden floor.

GUEST WHB & WC

Having 1/2 tiled walls.

LOUNGE

17'5" x 11'7" into bay (5.31m x 3.53m into bay)

Having attractive fireplace, wall light points, feature panelled wall, wooden floor.

KITCHEN / DINING AREA

19'2" x 12'8" (5.84m x 3.86m)

Having range of eye and low level units, tiling between units, hob, oven, corner extractor canopy, space for fridge / freezer, ample dining space.

CONSERVATORY

11'10" x 10'8" (3.61m x 3.25m)

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

14' x 10'6" into wardrobe (4.27m x 3.20m into wardrobe)

Having wall to wall units with sliding mirrored doors, feature panelled wall, wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, fully tiled walls.

BEDROOM 2

12'8" x 9'5" into wardrobe (3.86m x 2.87m into wardrobe)

Having built in wardrobes with sliding mirrored doors, wooden floor.

BEDROOM 3

12'3" x 9'5" (3.73m x 2.87m)

Having laminated wooden floor.

BEDROOM 4

10'6" x 9'3" into wardrobe (3.20m x 2.82m into wardrobe)

Having built in wardrobes, wooden floor.

BATHROOM

Comprising bath, walk in shower, whb and wc, fully tiled walls.

INTEGRAL GARAGE

17'6" x 9'10" (5.33m x 3.00m)

Having roller doors, light and power points.

EXTERIOR FEATURES

Extensive lawn to side with Pergola and mature shrubs.

Paved patio area.

Enclosed to rear by fence and gate.

Brick pavia driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1500.12 (APRIL 2025)

