

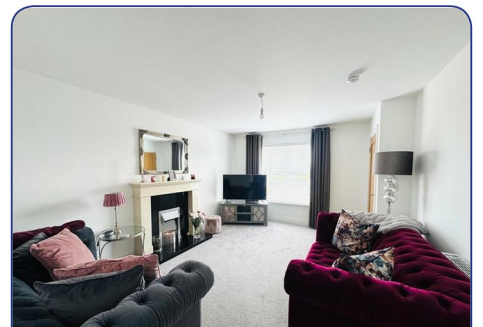
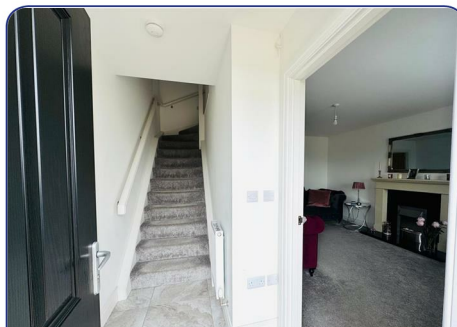
£225,000

FOR SALE



259 Birch Hill, Derry, BT47 2FL

- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMAC PARKING TO FRONT
- NEAT LAWN TO REAR
- OPEN ASPECT TO FRONT



HALLWAY

Having tiled floor.

LOUNGE

15'7 x 12' (4.75m x 3.66m)

Having ornamental fireplace with granite hearth, electric inset.

KITCHEN/DINING

17'7 x 16' (5.36m x 4.88m)

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

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having window.

MASTER BEDROOM

11'8 x 11'2 (3.56m x 3.40m)

EN-SUITE

Having fully tiled walk in shower, WHB & WC, tiled floor.

BEDROOM 2

12'10 x 8'5 wp (3.91m x 2.57m wp)

Having built in wardrobes with mirrored sliding doors.

BEDROOM 3

9'7 x 7'1 (2.92m x 2.16m)

Having built cupboard.

BATHROOM

Comprising bath with electric shower over, shower

screen, WHB, WC, chrome radiator, airing cupboard, recessed lighting, tiled floor.

EXTERIOR FEATURES

Tarmac parking to front

Neat lawn to rear bordered by hedge and fence.

Enclosed by fence and gate.

Paved patio to rear.

Rockery.

Agent: Daniel Henry (Waterside)

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