

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£225,000

FOR SALE



110 Birch Hill, Derry, BT47 2FJ

- DETACHED BUNGALOW
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT, SIDE & REAR
- PAVED PATIO
- TARMAC DRIVEWAY
- EPC RATING - C

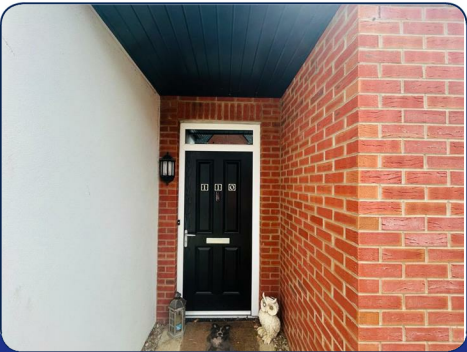
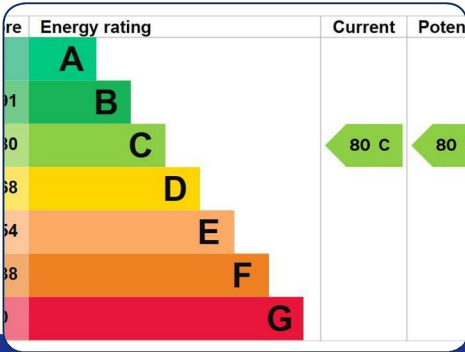
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



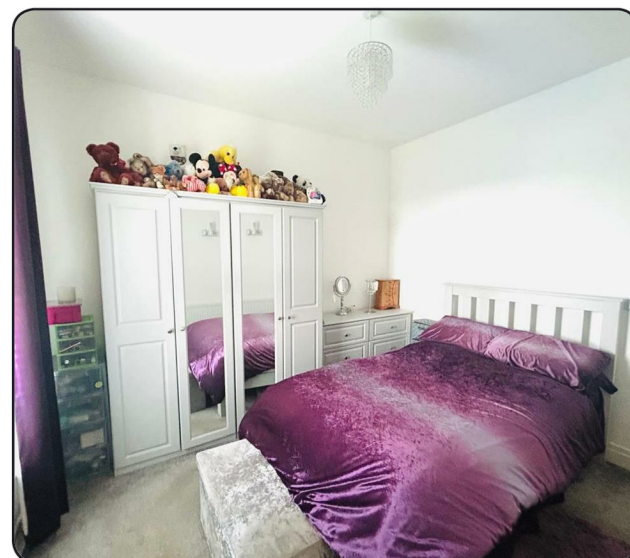
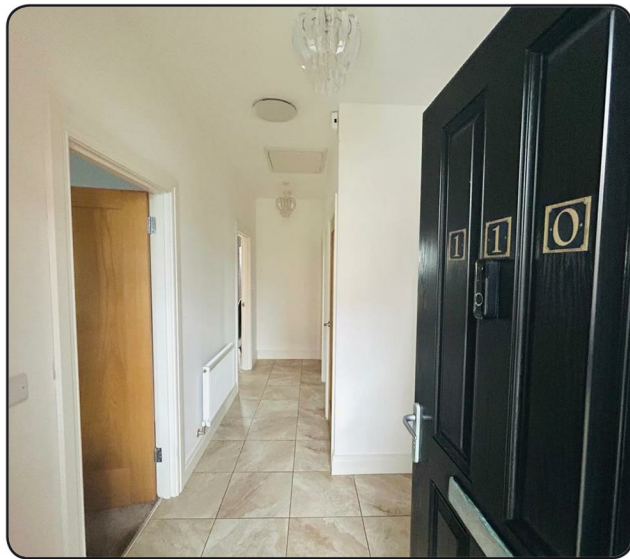
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.



[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having airing cupboard and tiled floor.

### LOUNGE

16' x 11'2" (4.88m x 3.40m)

Having attractive ornamental fireplace and ceiling cornicing.

### KITCHEN/DINING AREA

13'6" x 11'2" (4.11m x 3.40m)

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

### MASTER BEDROOM

11'2" x 10'10" (3.40m x 3.30m)

### EN-SUITE

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

### BEDROOM2

11'9" x 8'7" wp (3.58m x 2.62m wp)

### BATHROOM

Comprising bath with tiling around and mixer taps, whb with tiling around and mixer taps, wc, fully tiled walk in electric shower, chrome radiator. extractor fan, recessed lighting, tiled floor.

### EXTERIOR FEATURES

Lawn to front and side.

Large lawn to rear enclosed by fence.

Paved patio area.

Tarmac driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£1049.67 (JULY 2025)

