

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£230,000

FOR SALE



265 Birch Hill, Derry, BT47 2FL

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR
- TARMAC PARKING
- EPC RATING - B

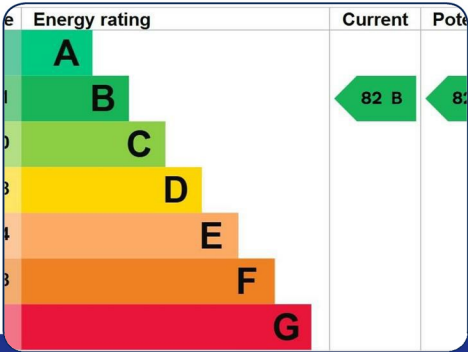
VIEWING STRICTLY BY APPOINTMENT ONLY

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 tiled floor.

### LOUNGE

15'8" x 12'1" (4.78m x 3.68m)  
Having ornamental electric fire.

### KITCHEN/DINING AREA

16' x 17'7" (4.88m x 5.36m)  
Having range of eye and low level modern units, single drainer stainless steel sink unit with mixer taps, hob, double oven, stainless steel extractor hood, centre island with breakfast bar and storage, integrated fridge/freezer and dishwasher, integrated washer/dryer, recessed lighting, French doors to rear, ample dining space, tiled floor.

### GUEST WHB & WC

Having tiled floor.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

11'8" x 11'1" (3.56m x 3.38m)

### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

### BEDROOM 2

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

### BEDROOM 3

9'8" x 7'2" wp (2.95m x 2.18m wp)  
Having built in cupboard.

### BATHROOM

Comprising bath with mixer taps with electric shower over, shower screen, whb and wc, chrome radiator, airing cupboard, recessed lighting, tiled floor.

### EXTERIOR FEATURES

Paved patio area to rear.  
Neat lawn to rear.  
Tarmac parking to front.

### ESTIMATED ANNUAL RATES

£1049.67 (JAN 2026)

