

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk

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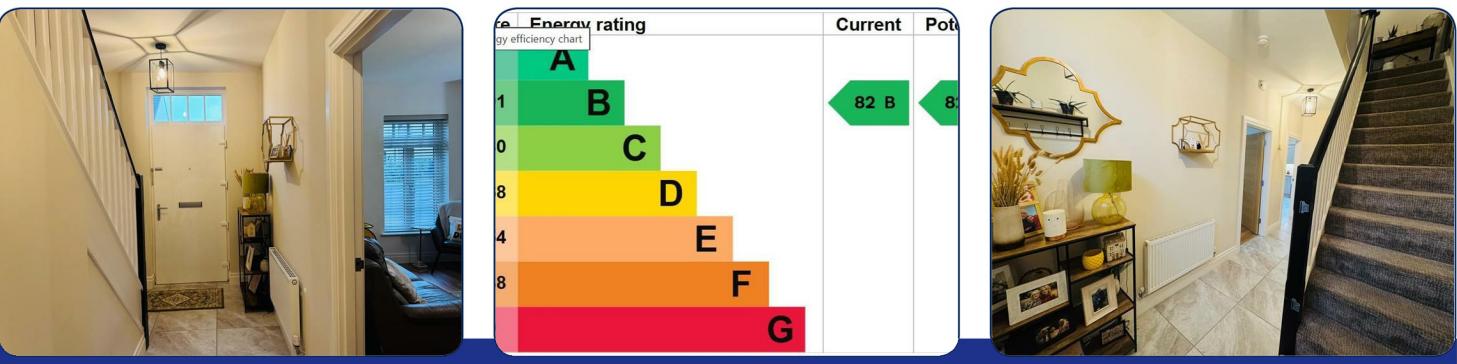
Daniel Henry
 ESTATE AGENTS

£235,000

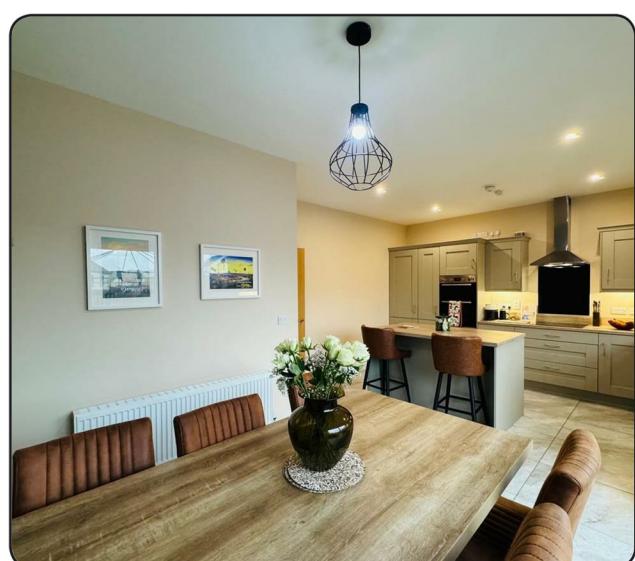
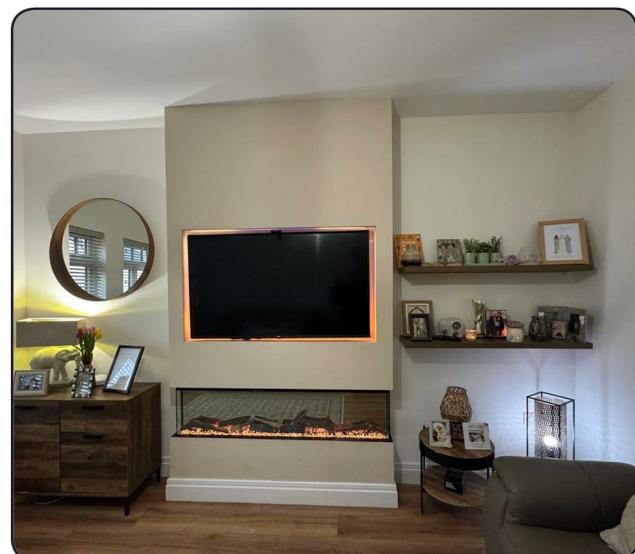
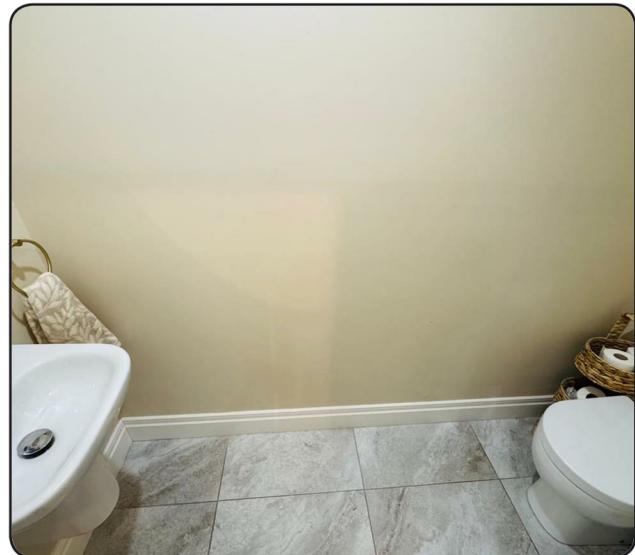


156 Beech Hill View, L'Derry, BT47 3GF

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PATIO AREA & LAWN TO REAR
- TARMAC DRIVEWAY
- CHILDRENS PLAY PARK CLOSE BY
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

16'1" x 11'11" (4.90m x 3.63m)

Having media wall with electric fire, laminated wooden floor.

KITCHEN/DINING AREA

19'4" x 13'6" (5.89m x 4.11m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless sink unit with mixer taps, integrated hob, double oven, dishwasher, fridge/freezer and washer/dryer, centre island with breakfast bar, storage and ample dining space, sliding patio door to rear, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard and laminated wooden floor.

MASTER BEDROOM

15'6" x 12'2" wp (4.72m x 3.71m wp)

Having range of wardrobes and laminated wooden floor.

EN-SUITE

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

BEDROOM 2

10'3" x 10'2" (3.12m x 3.10m)

Having laminated wooden floor.

BEDROOM 3

10'2" x 8'8" (3.10m x 2.64m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb set in vanity unit, wc, fully tiled walk in shower, recessed lighting, tiled floor.

EXTERIOR FEATURES

Paved patio area leading to neat lawn enclosed by fence and gate.

Tarmac driveway.

Outdoor electric socket and EV charging point.

ESTIMATED ANNUAL RATES

£1166.30

