

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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

**Daniel Henry**  
ESTATE AGENTS

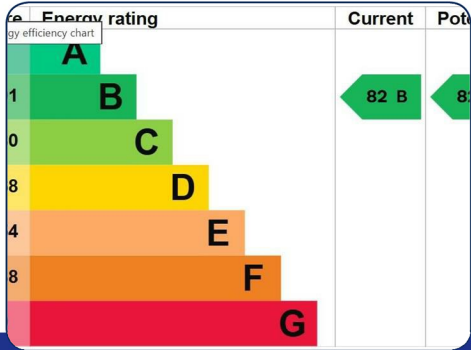
£235,000

**FOR SALE**



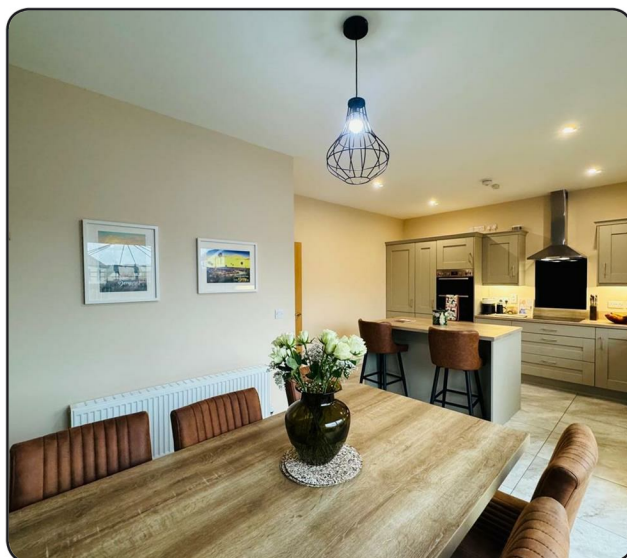
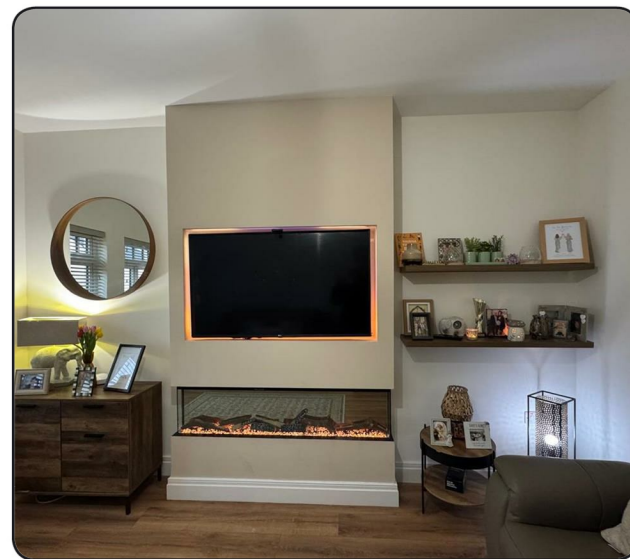
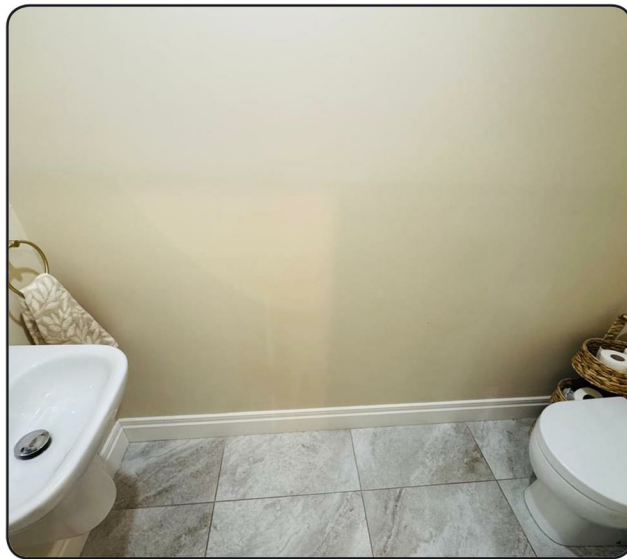
**156 Beech Hill View, L'Derry, BT47 3GF**

- 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

