

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

VIEWING STRICTLY BY APPOINTMENT ONLY

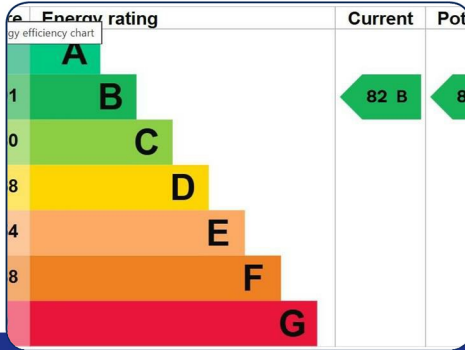
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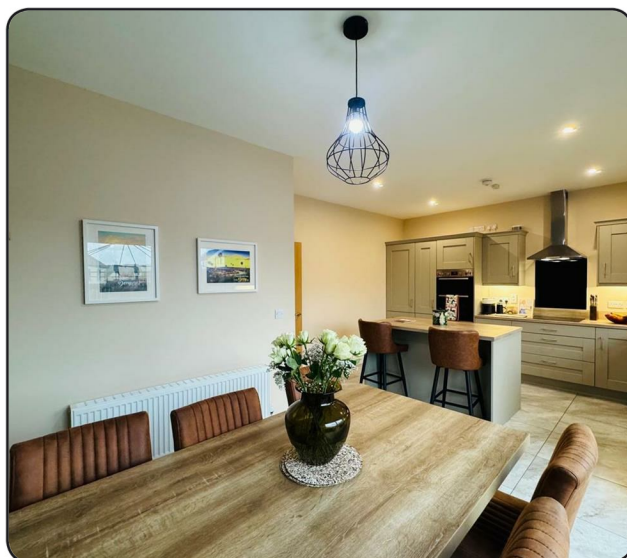
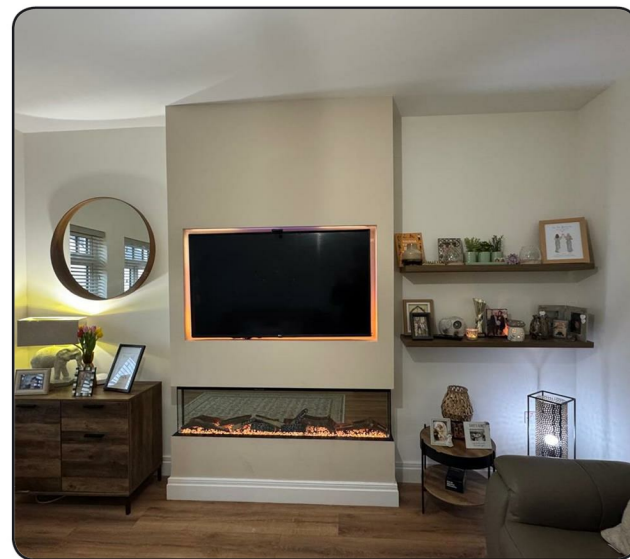
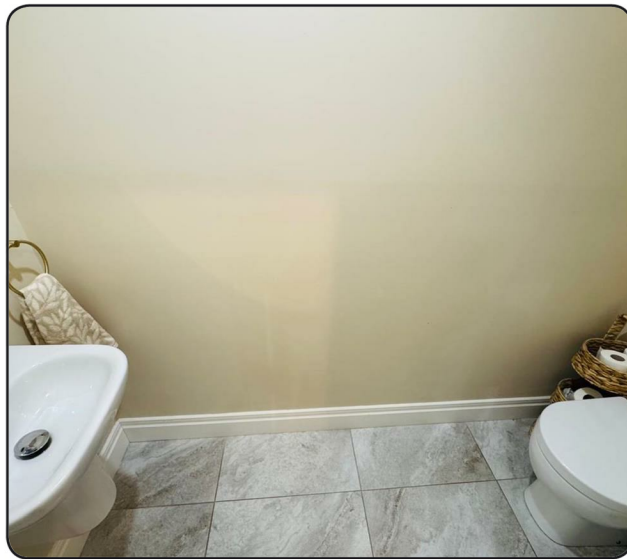
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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
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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

