

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

£190,000



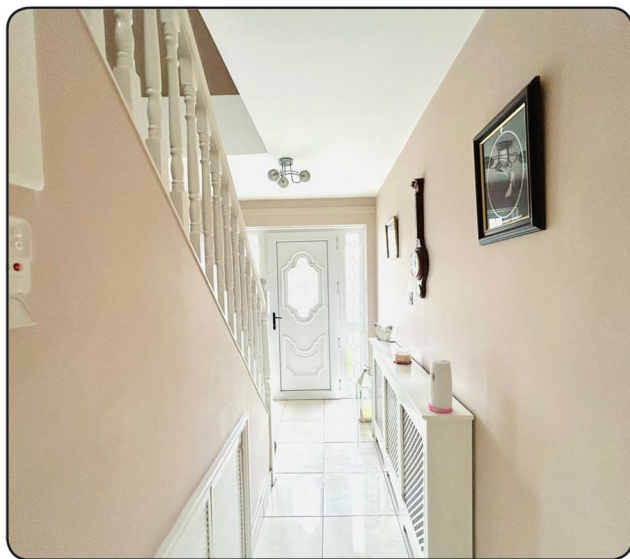
167 Hillcrest, L'Derry, BT47 6GE

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -

e	Energy rating	Current	Pote
1	A		
2	B		
3	C		
4	D	68 D	7
5	E		
6	F		
7	G		

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ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

17'1" x 14'11" into bay (5.21m x 4.55m into bay)

Having attractive fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN/DINING AREA

22'4" x 11'2" (6.81m x 3.40m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, extractor good, integrated fridge/freezer and dishwasher, plumbed for washing machine, ample dining space with French doors to rear.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

13'10" x 9'10" wp (4.22m x 3.00m wp)

Having wall to wall built in cupboards, laminated wooden floor.

BEDROOM 2

10'4" x 7'2" (3.15m x 2.18m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 3

11'2" x 10'8" wp (3.40m x 3.25m wp)

Having laminated wooden floor.

BEDROOM 4

10'10" x 8'4" (3.30m x 2.54m)

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, tiled walls.

EXTERIOR FEATURES

Shed with light and power points.

Neat lawns to front and rear.

Paved patio area to rear with pergola.

Driveway to side.

GARAGE/SHED

23'10" x 11'8" (7.26m x 3.56m)

Having double doors, light and power points.

ESTIMATED ANNUAL RATES

£1108.00 (FEB 2026)

