

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.

Daniel Henry
ESTATE AGENTS

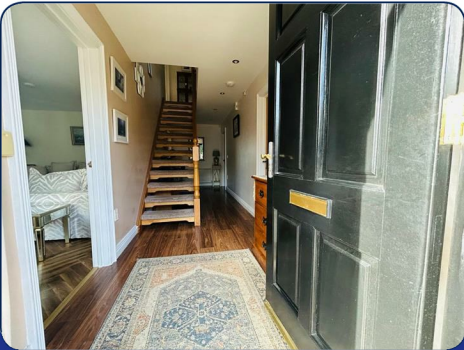
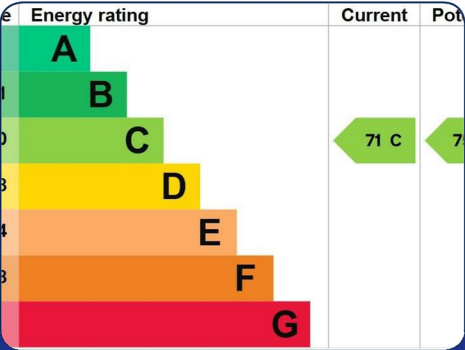
£350,000

FOR SALE

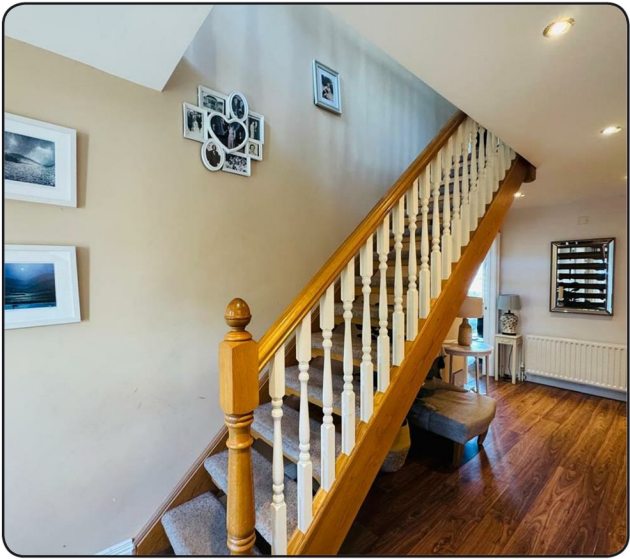


25 Oldbridge, Derry, BT47 2TJ

- DETACHED HOUSE
- 4 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BEAM HOOVER SYSTEM
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- GARAGE
- CUL-DE-SAC LOCATION
- EPC RATING - C



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ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE

19'2" x 12'6" (5.84m x 3.81m)
Having attractive fireplace, Herringbone laminated wooden floor.

FAMILY ROOM

13'1" x 12'6" (3.99m x 3.81m)
Having laminated wooden floor, French doors to rear lawn.

KITCHEN

17' x 16'7" wp (5.18m x 5.05m wp)
Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, stainless steel extractor hood, double oven, integrated fridge/freezer and dishwasher, recessed lighting, laminated wooden floor, dining space, double doors to Dining.

DINING ROOM

13' x 10'1" (3.96m x 3.07m)
Having laminated wooden floor.

UTILITY ROOM

9'6" x 9' (2.90m x 2.74m)
Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, laminated wooden floor.

GUEST WHB & WC

Having laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

13'6" x 12'5" (4.11m x 3.78m)
Having 'Juliet' balcony with magnificent views over River.

EN-SUITE

Comprising walk in shower with PVC cladding to walls, whb and wc, tiled floor.

BEDROOM 2

14'11" x 12'5" (4.55m x 3.78m)
Having laminated wooden floor.

BEDROOM 3

14'8" x 10'2" (4.47m x 3.10m)

BEDROOM 4

15'10" x 8'4" into wardrobe (4.83m x 2.54m into wardrobe)
Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BATHROOM

Comprising bath, walk in shower with PVC cladding to walls, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Enclosed lawn to rear with stunning views over River Foyle.
Tarmac driveway.

GARAGE

18'11" x 9'10" (5.77m x 3.00m)
Having roller door, light and power points, side window.

ESTIMATED ANNUAL RATES

£2041.00 (FEB 2026)

