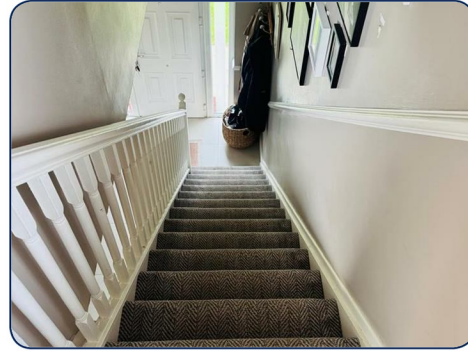


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£230,000

**FOR SALE**



**83 Woodbrook, Derry, BT48 8FQ**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

**Daniel Henry**  
ESTATE AGENTS

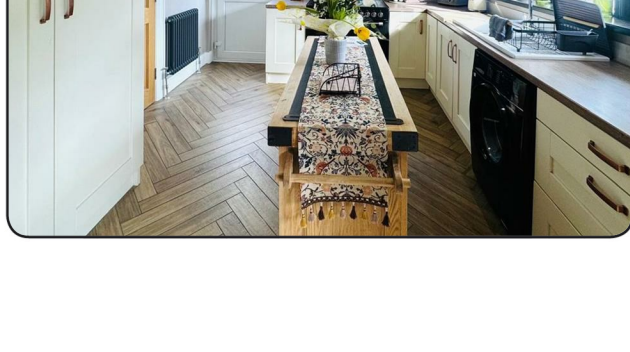
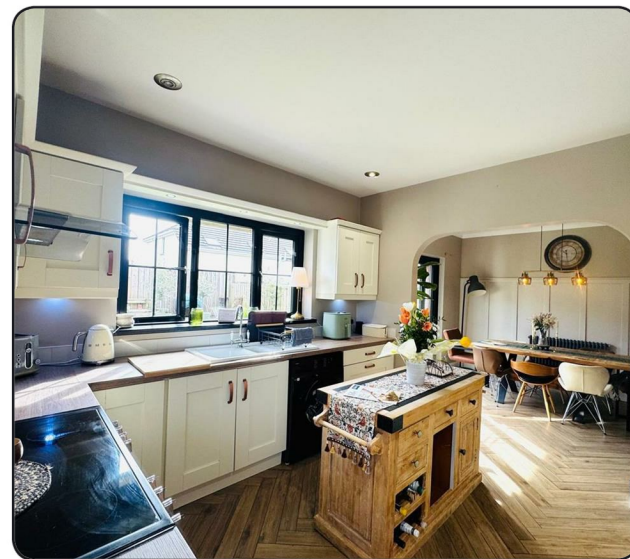
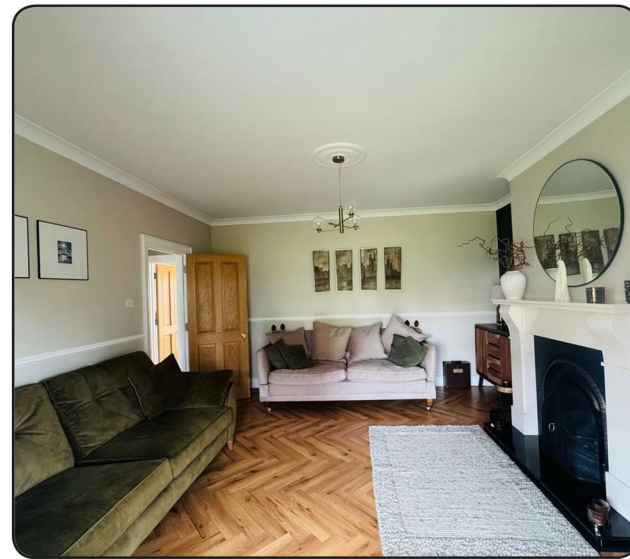
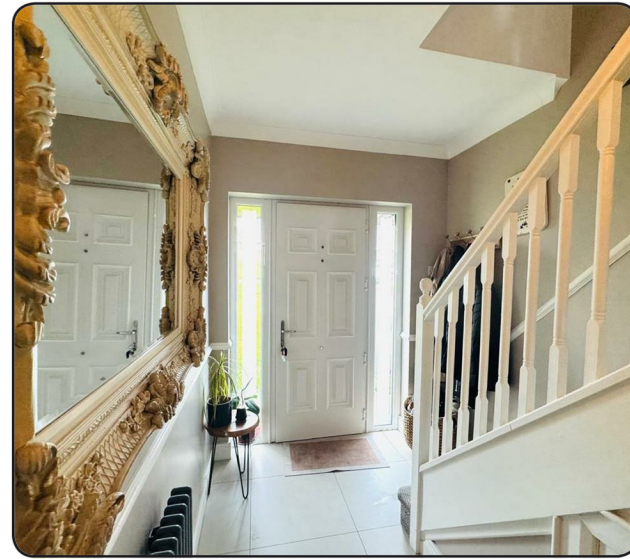
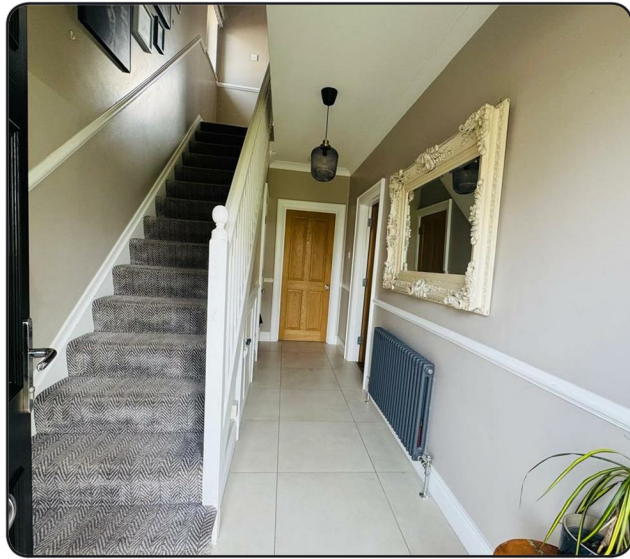
- SEMI DETACHED CHALET BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- COMPOSITE FRONT DOOR
- CUL-DE-SAC LOCATION
- DETACHED GARAGE
- LAWN TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

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[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having understairs storage, cloaks cupboard, ceiling cornicing, feature wall radiator.

### LOUNGE

17'10" x 14'2" into bay (5.44m x 4.32m into bay)

Having attractive fireplace, feature panelled wall, ceiling cornicing and centre rose, 'Herringbone' style laminated wooden floor.

### KITCHEN

21'3" x 10'10" (6.48m x 3.30m)

Having range of eye and low level units, window pelmet with lighting, 1 1/2 bowl sink unit with mixer taps, 'Leisure' cooking centre, extractor hood, plumbed for washing machine, recessed lighting, ample dining space with feature panelled wall, tiled floor, patio doors to rear.

### FIRST FLOOR

#### LANDING

Having window.

#### BEDROOM 1

11'2" x 10'2" wp (3.40m x 3.10m wp)

Having wall to wall built in wardrobes with sliding mirrored doors, feature panelled wall, feature radiator.

#### BEDROOM 2

13'1" x 8'9" wp (3.99m x 2.67m wp)

Having laminated wooden floor.

#### BEDROOM 3

9'5" x 7'2" wp (2.87m x 2.18m wp)

Having laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, whb set in vanity unit, wc, chrome radiator, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front with long tarmac driveway leading to garage.

Neat enclosed lawn to rear with raised patio area.

### GARAGE

19'2" x 11'4" (5.84m x 3.45m)

Having roller door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£1282.00 (APRIL 2026)

