

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£209,950



VIEWING STRICTLY BY APPOINTMENT ONLY



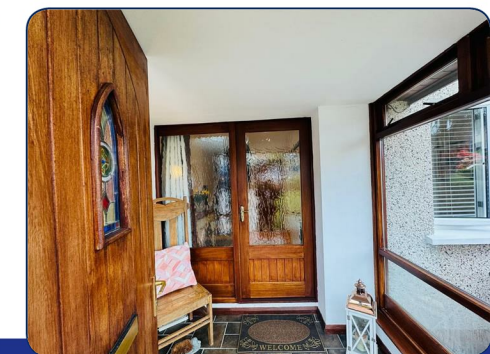
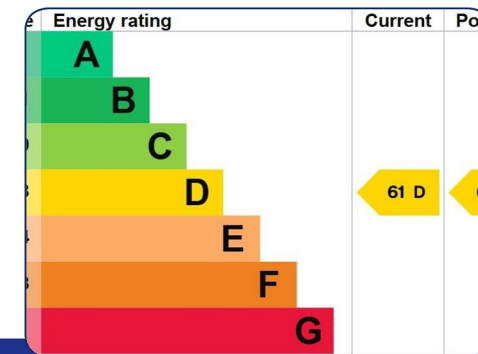
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

23 Knoxhill Avenue, L'Derry, BT47 2PN

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- GARAGE
- EPC RATING - D
- PLANNING APPROVED FOR EXTENSION

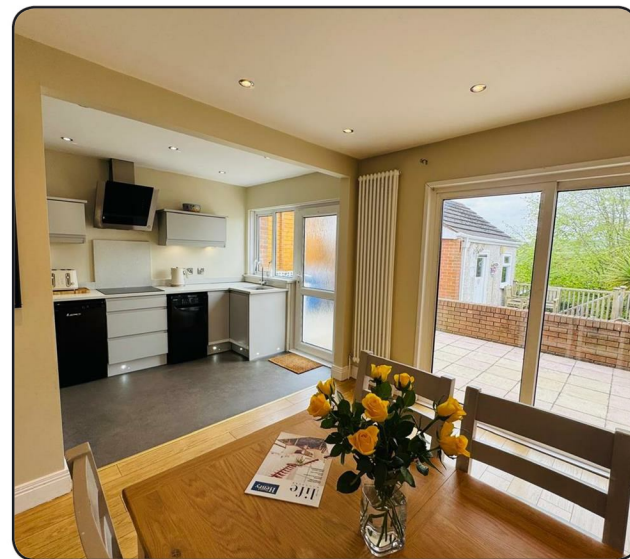
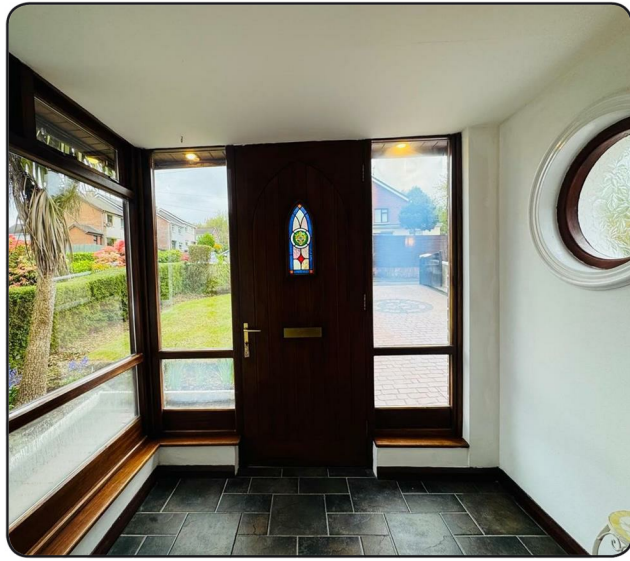
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having cloaks cupboard and wooden floor.

LOUNGE/DINING/KITCHEN

24'7" x 17'7" wp (7.49m x 5.36m wp)

Having laminated wooden floor in Lounge/Dining Area, patio doors to rear.

Kitchen having range of modern units, stainless steel sink unit set in Quartz worktop, hob, oven, microwave, space for fridge, plumbed for dishwasher, recessed lighting.

FIRST FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 1

13'8" x 10' (4.17m x 3.05m)

Having built in wardrobe, recessed lighting and laminated wooden floor.

BEDROOM 2

10'2" x 10'1" into wardrobe (3.10m x 3.07m into wardrobe)

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

BEDROOM 3

9'11" x 7'3" (3.02m x 2.21m)

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

BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, wc, recessed lighting, tiled floor, feature wall radiator.

EXTERIOR FEATURES

Neat lawn to front bordered by wall and double entrance gates.

Printed concrete driveway leading to garage.

Decked patio area leading to rear lawn enclosed by double entrance gates.

Paved patio area to rear.

GARAGE

15'9" x 13'4" (4.80m x 4.06m)

Having roller door, light and power points, 2 windows, side door, plumbed for washing machine.

ESTIMATED ANNUAL RATES

£1038.00 (APRIL 2026)

