

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE



42 Foxhill, Derry/Londonderry, BT47 2TN

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

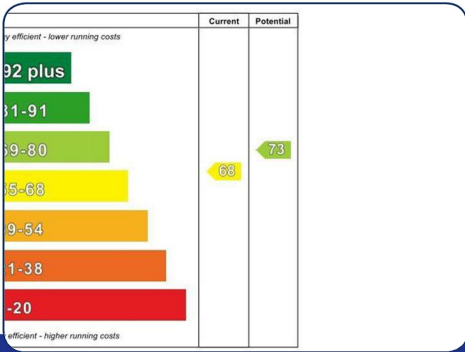
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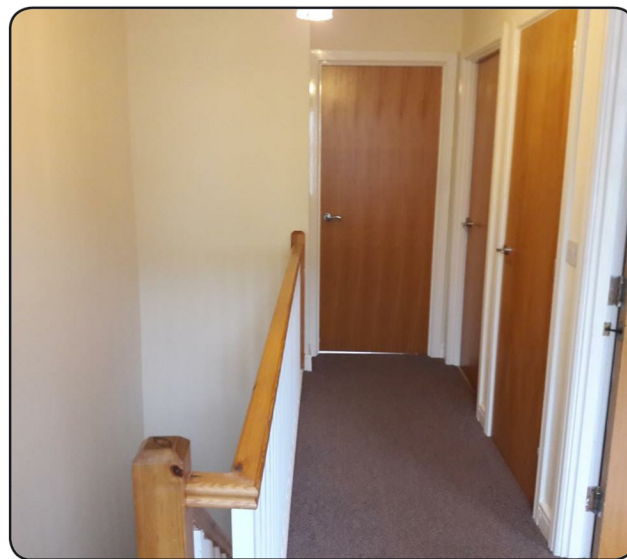


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein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

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

HALLWAY

Having recessed lighting, tiled floor.

KITCHEN/DINING

13'9" x 11'7" (4.19m x 3.53m)

Having range of eye and low level units, tiling between units, 1 1/2 stainless steel sink unit with mixer taps, integrated hob & electric oven, stainless steel extractor hood, integrated fridge/freezer, plumbed for dishwasher, recessed lighting, tiled floor.

LOUNGE

12'10" x 11'7" (to widest points) (3.91m x 3.53m (to widest points))

Having attractive fireplace, recessed lighting.

BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, recessed lighting, half tiled walls, extractor fan, tiled floor.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

11'10" x 11'7" (to widest points) (3.61m x 3.53m (to widest points))

Having laminated wooden floor.

EN SUITE

Comprising of fully tiled walk in electric shower, WHB, WC, extractor fan, half tiled walls, tiled floor.

BEDROOM (2)

11'10" x 10'8" (3.61m x 3.25m)

BEDROOM (3)

8'10" x 7'10" (to widest points) (2.69m x 2.39m (to widest points))

BASEMENT

Having tiled floor.

FAMILY ROOM/BEDROOM (4)

12'11" x 8'4" (3.94m x 2.54m)

Having laminated wooden floor, French doors to rear.

UTILITY ROOM

5'11" x 5'9" (1.80m x 1.75m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

DOWNSTAIRS WHB & WC

Having WHB with tiling around, WC, extractor fan, tiled floor.

EXTERIOR FEATURES

Garden to rear enclosed by fence.

Tarmac Driveway

