

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

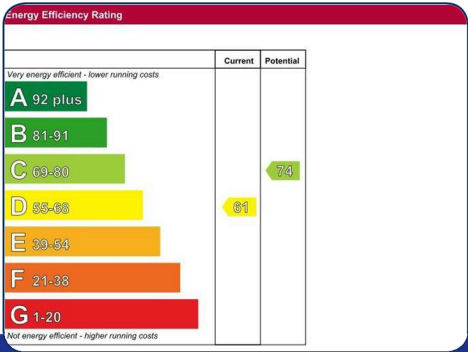
£155,000

FOR SALE

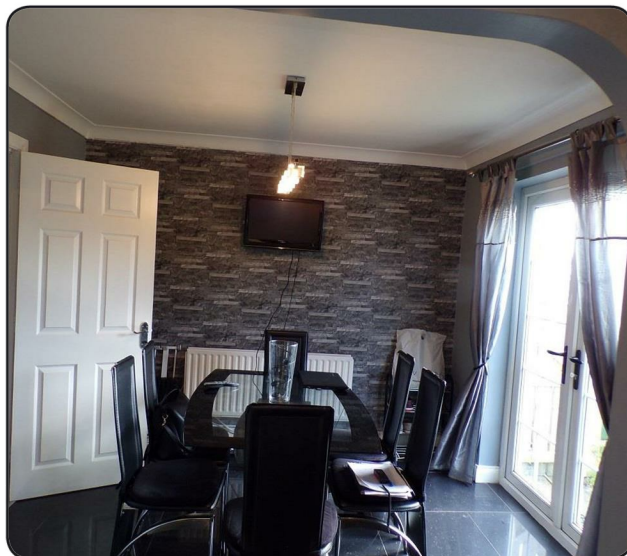


68 Woodbrook, Derry / Londonderry, BT48 8FF

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & FRENCH DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having wooden floor.

DOWNSTAIRS WHB & WC

Having tiled floor.

LOUNGE

16'9" x 12'6" (5.11m x 3.81m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING AREA

19'2" x 9'8" (5.84m x 2.95m)

Having range of eye and low level units, matching pelmet over window with recessed lighting, matching skirting with lighting, tiling between units, single drainer stainless steel sink unit with mixer taps, hob and oven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, ample dining space, tiled floor, French doors leading to rear lawn.

FIRST FLOOR

LANDING

Having hotpress and window.

BEDROOM 1

12'4" x 9'7" (3.76m x 2.92m)

Having built in wardrobes with cupboards over and bedside lockers, wooden floor.

BEDROOM 2

9'8" x 9'5" (2.95m x 2.87m)

Having wooden floor.

BEDROOM 3

9'9" x 9'5" (into wardrobes) (2.97m x 2.87m (into wardrobes))

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

BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb set in vanity unit, wc, walk in electric shower, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front and rear.

Enclosed to rear by fence and gate.

Shed.

Tarmac driveway.