

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£135,000

FOR SALE



20 Beechwood Park, Strathfoyle, BT47 6XD

- DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PARTLY DOUBLE GLAZED WINDOWS
- GARAGE
- EPC RATING -

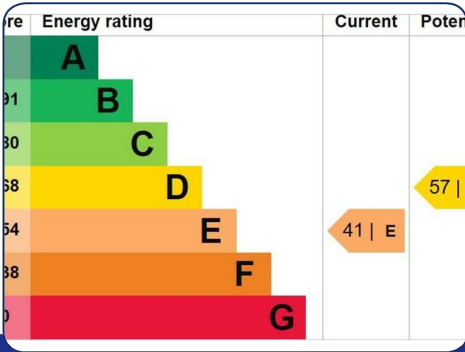
VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard, open plan to Dining Area.

#### DINING AREA

11'5" x 10'3" wp (3.48m x 3.12m wp)  
Having ceiling cornicing.

#### LOUNGE

20' x 11'11" (6.10m x 3.63m)  
Having magnificent fireplace, cast iron inset, granite hearth, ceiling cornicing and centre rose.

#### KITCHEN

11'11" x 10'11" (3.63m x 3.33m)  
Having eye and low level units, tiling between units, glazed display cupboards and open display shelves, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, larder, tiled floor.

#### UTILITY ROOM

Plumbed for washing machine, space for tumble dryer. Toilet and whb off having 12 height wood panelled walls.

### FIRST FLOOR

#### LANDING

Having ceiling cornicing.

#### BEDROOM 1

14'4" x 11' wp (4.37m x 3.35m wp)  
Having built in wardrobes and ceiling cornicing.

#### BEDROOM 2

12' x 10'10" (3.66m x 3.30m )  
Having built in wardrobe and ceiling cornicing.

#### BEDROOM 3

11'11" x 8'7" (3.63m x 2.62m)  
Having ceiling cornicing.

#### BEDROOM 4

14'5" x 8'6" wp (4.39m x 2.59m wp)  
Having built in wardrobes with cupboards over.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, hotpress, fully tiled walls and tiled floor.

### EXTERIOR FEATURES

GARAGE 21'7" x 9'4" Having up and over door, light and power points, rear window.  
Neat lawn to front bordered by mature conifers.  
Lawn to rear bordered by mature conifers.  
Enclosed to rear.  
Driveway.

### ESTIMATED ANNUAL RATES

£1197.88 (MAY 2021)

