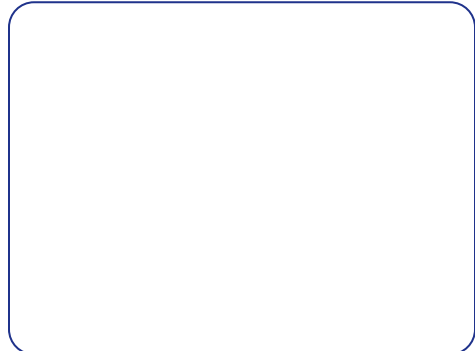
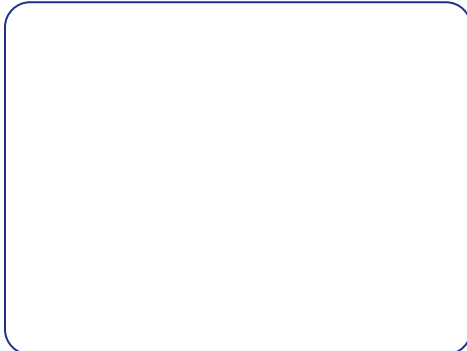
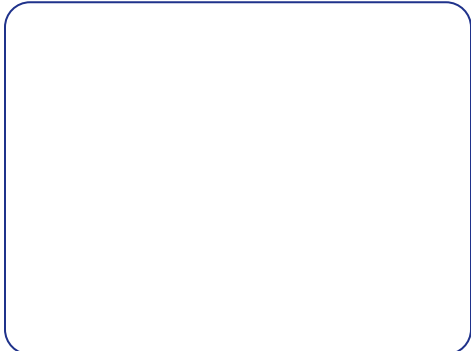


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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



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

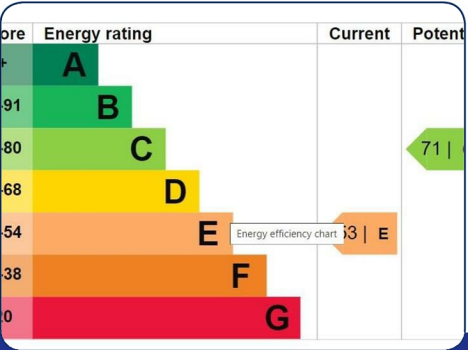
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given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

£139,950



**7 Hillhampton, L'Derry, BT47 5WW**

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & PATIO DOORS
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING - E



[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539





## ACCOMMODATION

### HALLWAY

Having semi-solid wooden floor. Cloaksroom off with plumbing for whb and wc.

### LOUNGE

15'8" x 10'8" wp (4.78m x 3.25m wp)

Having fireplace, semi-solid wooden floor, door leading to Kitchen.

### KITCHEN / DINING AREA

20'6" x 9'6" (6.25m x 2.90m)

Having range of eye and low level units, matching pelmet over window, corner extractor canopy, glazed display cupboards, open shelving, single drainer stainless steel sink unit with mixer taps, hob, underoven, integrated fridge / freezer, breakfast bar, tiling between units, ample dining space, sliding patio doors leading to garden.

### UTILITY ROOM

Having eye level units, plumbed for washing machine, space for tumble dryer.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

11'4" x 10'7" wp (3.45m x 3.23m wp)

Having wall to wall built in wardrobes with sliding doors.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

#### BEDROOM 2

8'10" x 8'7" (2.69m x 2.62m)

#### BEDROOM 3

8'4" x 5'8" (2.54m x 1.73m)

#### BATHROOM

Comprising bath with shower fitting to taps, whb and wc, 1/2 height wood panelled walls.

### EXTERIOR FEATURES

GARAGE Having roller door, light and power points.

Neat lawns to front and rear stocked with abundance of mature plants, trees and shrubs.

Paved patio area to rear.

Enclosed to rear by fence and gate.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£943.51 (AUG 2021)

