

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

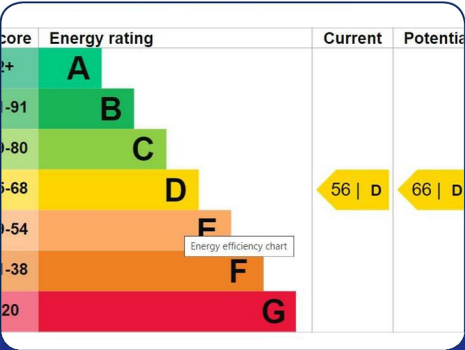
£265,000

FOR SALE



163 Woodbrook, Derry, BT48 8FH

- DETACHED HOUSE ON CORNER SITE
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC EXTERIOR DOORS
- GAS FIRED CENTRAL HEATING
- CARPETS AND BLINDS INCLUDED IN SALE
- TARMACADAM DRIVEWAY
- SECURITY SYSTEM INSTALLED
- GENEROUS PLOT
- LAWNS TO FRONT AND REAR



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ACCOMMODATION

ENTRANCE HALLWAY

Having tiled floor, ceiling cornicing, understairs storage, 'Beko' tumble dryer.

LOUNGE

19'4' x 13'9' into bay (5.89m' x 4.19m' into bay)

Having magnificent fireplace, ceiling cornicing laminated wooden floor, double doors leading to Dining.

FAMILY ROOM

13'2' x 11'7' (4.01m' x 3.53m')

Having ornate fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING

20'10' x 9'9' (6.35m' x 2.97m')

Having excellent range of eye and low level units, tiling between units, matching pelmet over window with lighting, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, double oven, extractor hood, 'Americian' style fridge / freezer, tiled floor, ample dining space with french doors, recessed ceiling lighting.

REAR HALLWAY/ UTILITY ROOM

Having range of units, tiling between units, 'Samsung' washing machine, 'Kenwood' dishwasher, tiled floor.

GUEST WHB & WC

Comprising whb and wc, chrome radiator, 1/2 tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having laminated wooden floor, airing cupboard.

MASTER BEDROOM

13'9' x 12'10' (4.19m' x 3.91m')

Having wall to wall built in wardrobes with cupboards over, laminated wooden floor.

ENSUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, 1/2 tiled walls and tiled floor.

BEDROOM 2

13'1' into bay x 11'7' (3.99m' into bay x 3.53m')

Having double built in wardrobes, laminated wooden floor.

BEDROOM 3

11'6' x 10' (3.51m' x 3.05m)

Having double built in wardrobes, laminated wooden floor.

BEDROOM 4

10'5' x 9'9' (3.18m x 2.97m')

Having built in wardrobes with cupboards over, bed space, laminated wooden floor.

BATHROOM

Comprising bath with shower over, shower screen, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

DETACHED GARAGE

Having up and over door, light and power points, side window and door.

EXTERIOR FEATURES

Extensive lawns to front and rear.

Front lawn bordered by fence and gate.

Lawns stocked with mature plants, trees and shrubs.

Paved patio arear to rear bordered by balustrade rail.

Rear lawn with shrub border enclosed by fence and gate.

ESTIMATED ANNUAL RATES

£1724.28 (MAY 2022)

