

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£174,950

FOR SALE



14 Foxhill, Derry, BT47 2TN

- SEMI DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- CUL-SE-SAC LOCATION
- CARPETS AND BLINDS INCLUDED IN SALE
- NEAT LAWNS TO FRONT SIDE AND REAR
- EPC RATING - D

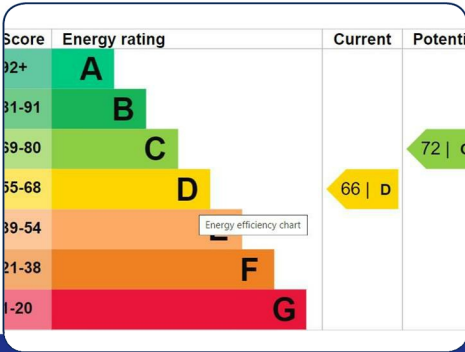
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

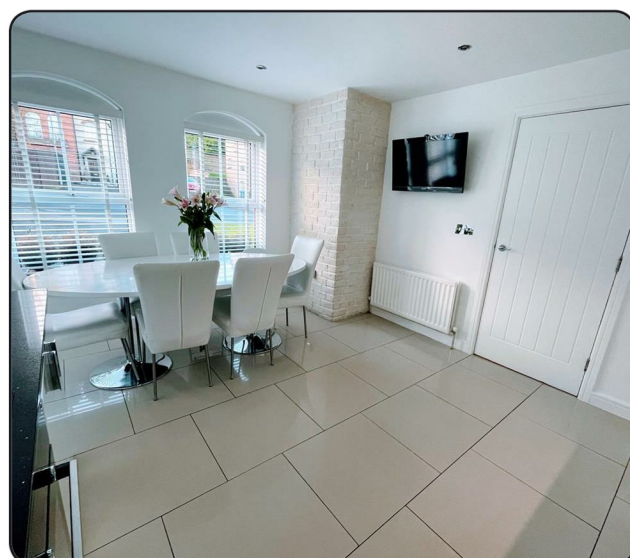
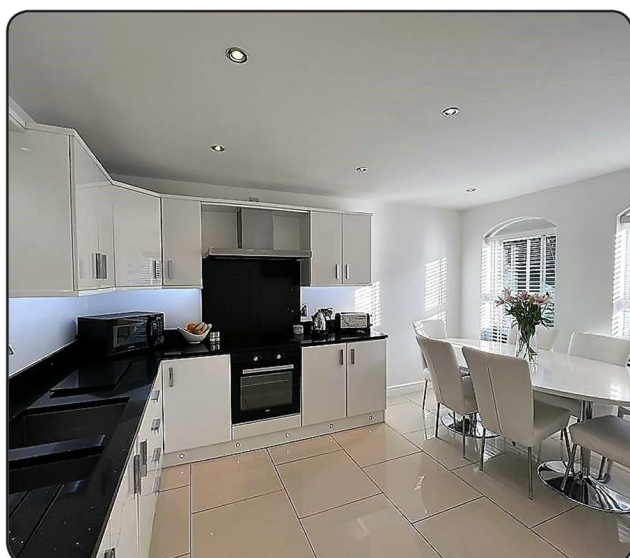
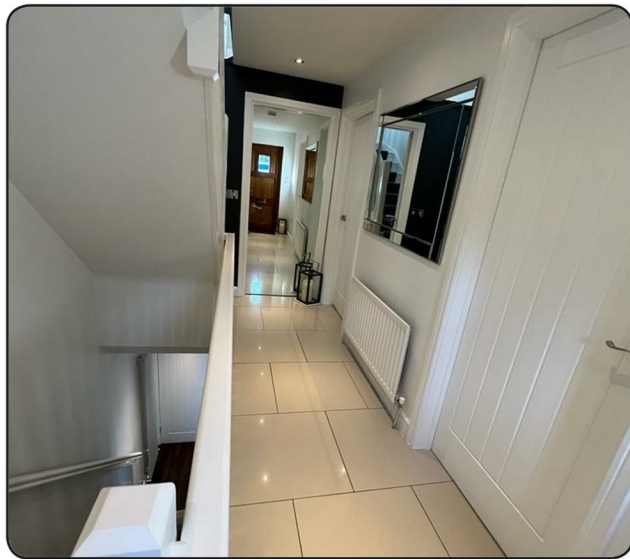


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.



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



ENTRANCE HALLWAY

Having tiled floor; recessed lighting; feature mirror door to bathroom.

FAMILY ROOM / BEDROOM 4

12'11' x 11'8' (3.94m' x 3.56m')

Recessed lighting; ornamental fireplace; piped for gas fire; tiled floor

KITCHEN

13'10' x 11'9' (4.22m' x 3.58m')

Having excellent range of eye and low level units; hob; under oven; stainless steel extractor hood; 1 1/2 bowl stainless steel sink unit with mixer taps; granite worktop and splashback; integrated fridge freezer and dishwasher; recessed lighting; tiled floor; ample dining space

BATHROOM

Comprising bath with shower fitting to taps; fully tiled electric walk in shower; wash hand basin and WC; recessed lighting; tiled floor

LOWER GROUND FLOOR

LOUNGE

13'10' x 12'7' (4.22m' x 3.84m')

having tiled floor; recessed lighting; french doors to rear lawn

UTILITY ROOM

having sink unit; plumbed for automatic washing machine, space for tumble dryer and fridge / freezer; wood floor

FIRST FLOOR

Landing having hotpress

MASTER BEDROOM

12'0' x 11'8' (3.66m' x 3.56m')

EN-SUITE

Comprising fully tiled walk in power shower; wash hand basin and WC; storage cupboard; tiled floor

BEDROOM 2

11'8' x 10'8 wp (3.56m' x 3.25m wp)

Built in wardrobes with mirror doors

BEDROOM 3

8'9' x 7'11 wp (2.67m' x 2.41m wp)

Built in wardrobes

EXTERIOR FEATURES

Neat lawns to front, side and rear.
Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

£1034.57 (DECEMBER 2022)

