

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£155,000

FOR SALE



83 Foxhill, Derry, BT47 2TN

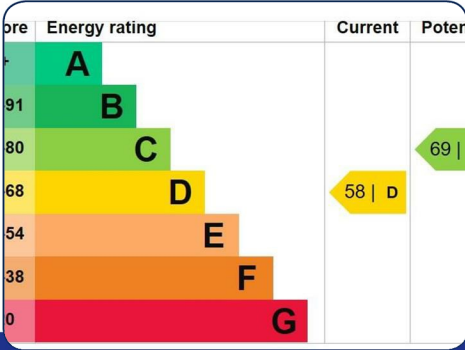
- END TOWNHOUSE
- 4 BEDROOMS/1 RECEPTION
- PLUMBED FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SOLD AS SEEN
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

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



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

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

Having attractive fireplace and recessed lighting.

KITCHEN / DINING AREA

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

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, integrated fridge / freezer, recessed lighting, tiled floor.

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, fully tiled walk in electric shower, partly tiled walls, tiled floor, recessed lighting, extractor fan.

LOWER GROUND FLOOR

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having whb with tiling around, wc, extractor fan, tiled floor.

UTILITY ROOM

6' x 5'8" (1.83m x 1.73m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, extractor fan, tiled floor.

BEDROOM 4

12'11" x 8'5" (3.94m x 2.57m)

Having French doors leading to rear garden.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'10" x 11'8" (3.61m x 3.56m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, extractor fan, party tiled walls, tiled floor.

BEDROOM 2

11'10" x 10'8" wp (3.61m x 3.25m wp)

BEDROOM 3

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

EXTERIOR FEATURES

Tarmac driveway to front.

Garden to rear enclosed by fence.

ESTIMATED ANNUAL RATES

£985.30 (FEB 2023)

