

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

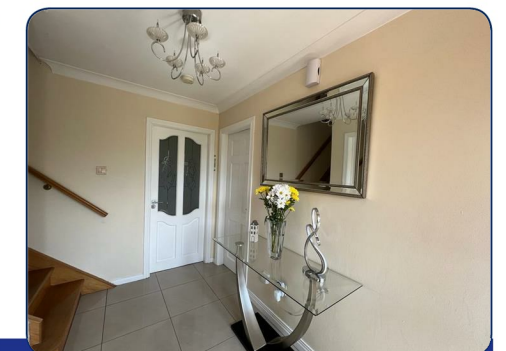
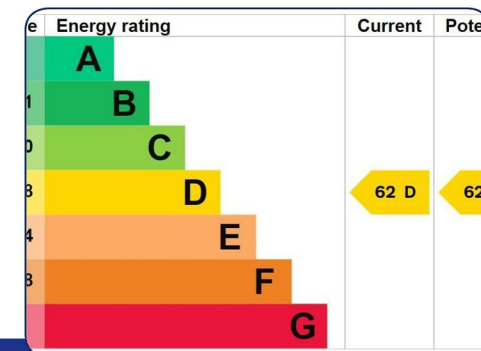
£210,000

FOR SALE



197 Woodbrook, Derry, BT48 8FH

- DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- LAWNS FRONT AND REAR
- EPC -



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ACCOMMODATION.

HALLWAY

Having ceiling cornicing and tiled floor.

LOUNGE

22'10" x 11'6" (into bay) (6.96m x 3.51m (into bay))

Having attractive fireplace with gas inset, ceiling cornicing, wooden floor, patio doors leading to rear lawn.

FAMILY ROOM

11'6" x 11'5" (3.51m x 3.48m)

Having ceiling cornicing and wooden floor.

KITCHEN / DINING AREA

17'5" x 9'8" (5.31m x 2.95m)

Having eye and low level units, tiling between units, 1 1/2 bowl sink unit with mixer taps, gas hob, double oven, stainless steel extractor hood, integrated dishwasher, space for fridge / freezer and microwave, ample dining space, recessed lighting, understairs storage, tiled floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, semi solid wooden floor.

MASTER BEDROOM

14'1" x 9'10" (4.29m x 3.00m)

Having semi solid wooden floor.

EN-SUITE

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

BEDROOM 2

13'7" x 9'6" (4.14m x 2.90m)

Having double built in wardrobe and wooden floor.

BEDROOM 3

11'6" x 10'11" (3.51m x 3.33m)

Having wooden floor.

BATHROOM

Comprising corner bath with telephone hand shower attachment to taps, whb and wc, walk in shower, fully tiled walls and floor.

INTEGRAL GARAGE

Presently divided into Stores/Offices

STORE 1 10'8" x 10'4" Having roller door, light, side window.

STORE 2 10'8" x 8'2" Having built in cupboards, light and power points.

EXTERIOR FEATURES

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

Rear lawns bordered by mature conifers. Patio area.

Concrete impression driveway.

ESTIMATED ANNUAL RATES

£1529.46 (MAY 2023)

