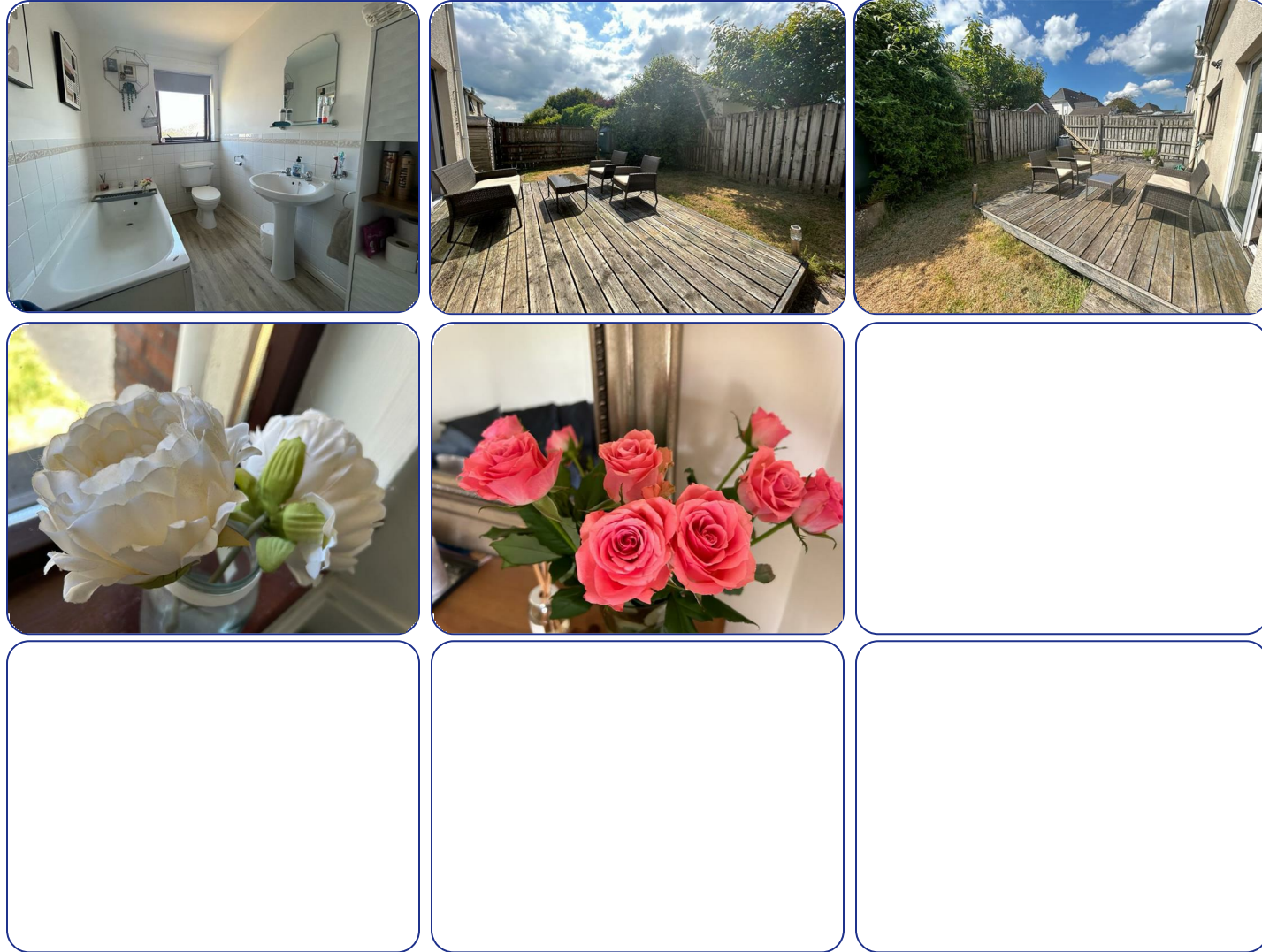


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@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.

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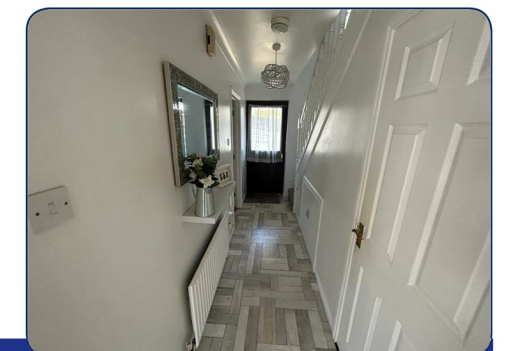
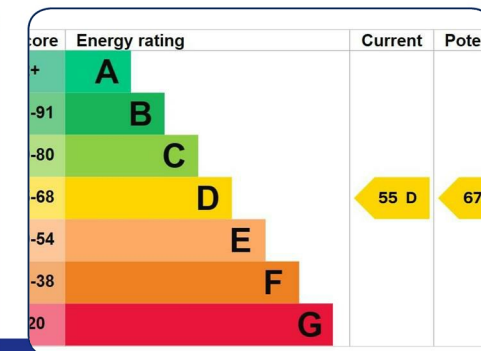
Daniel Henry
ESTATE AGENTS

£175,000



141 Woodbrook, Derry, BT48 8FQ

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PVC PATIO DOORS
- LAWNS TO FRONT & REAR
- EPC RATING - D



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ACCOMMODATION

HALLWAY

DOWNSTAIRS WHB & WC

Having tiling around whb, wc.

LOUNGE

16'2" x 12'5" (4.93m x 3.78m)

Having fireplace with cast iron inset, tiled hearth, pine surround.

KITCHEN / DINING AREA

19'3" x 9'9" (5.87m x 2.97m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, wired for cooker, space for tumble dryer, space for fridge / freezer, tiled floor, patio doors leading to decking area.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'5" x 9'6" into window (3.78m x 2.90m into window)

BEDROOM 2

9'8" x 9'5" (2.95m x 2.87m)

BEDROOM 3

9'8" x 9'5" (2.95m x 2.87m)

BATHROOM

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

EXTERIOR FEATURES

Garden to front.

Garden to rear bordered by fence.

Decking area to rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1107.54 (JUNE 2023)

