

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£220,000

FOR SALE



69 Woodside Heights, Derry, BT47 2LA

- DETACHED SPLIT LEVEL HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- SPECTACULAR VIEWS OVER CITY
- LAWN TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

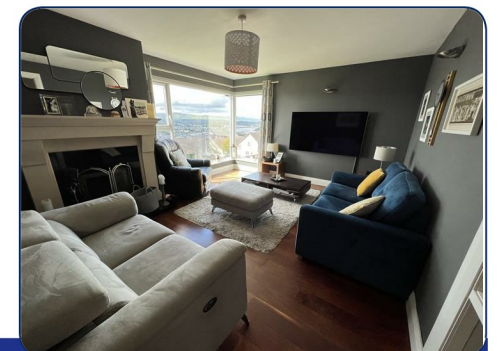
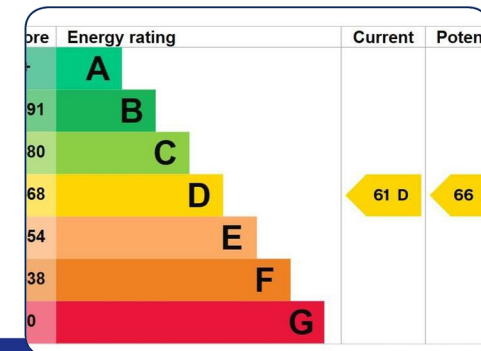
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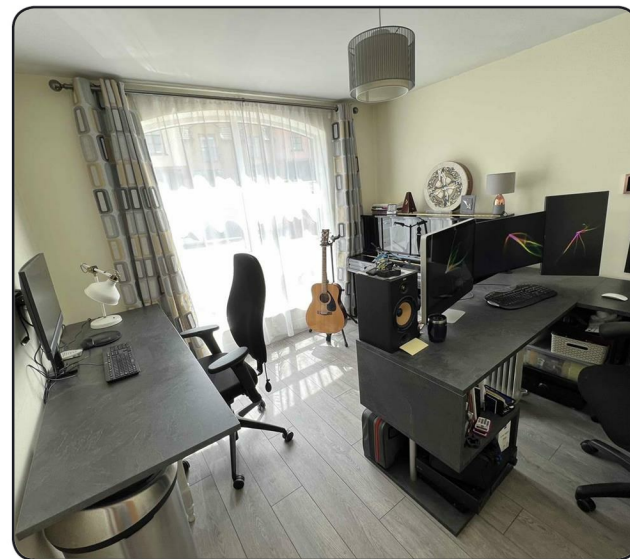


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.
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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.

www.danielhenry.co.uk
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ACCOMMODATION

HALLWAY

Having hotpress and semi solid wooden floor.

LOUNGE

15'5" x 13'1" (4.70m x 3.99m)

Having fireplace and semi solid wooden floor. large corner windows with magnificent views.

KITCHEN

16'3" x 12' (4.95m x 3.66m)

Having excellent range of eye and low level units, stainless steel sink unit set in 'Quartz' worktop, hob, oven, stainless steel extractor hood, integrated microwave, warming drawer, integrated dishwasher, integrated bins, space for fridge /freezer, ample dining space with patio doors, recessed lighting, tiled floor. Beautiful views over City.

BEDROOM 3

11' x 10'6" (3.35m x 3.20m)

Having laminated wooden floor.

BEDROOM 4

10'5" x 9' (3.18m x 2.74m)

BATHROOM

Comprising bath with shower attachment to taps, shower screen, whb and wc, tiled walls and floor.

LOWER GROUND FLOOR

HALLWAY

Having storage cupboard and laminated wooden floor.

MASTER BEDROOM

13'1" x 11'11" wp (3.99m x 3.63m wp)

Having laminated wooden floor.

EN-SUITE

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

BEDROOM 2

9'8" x 9'7" (2.95m x 2.92m)

Having laminated wooden floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear enclosed by fence and gates.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1265.76 (JULY 2023)

