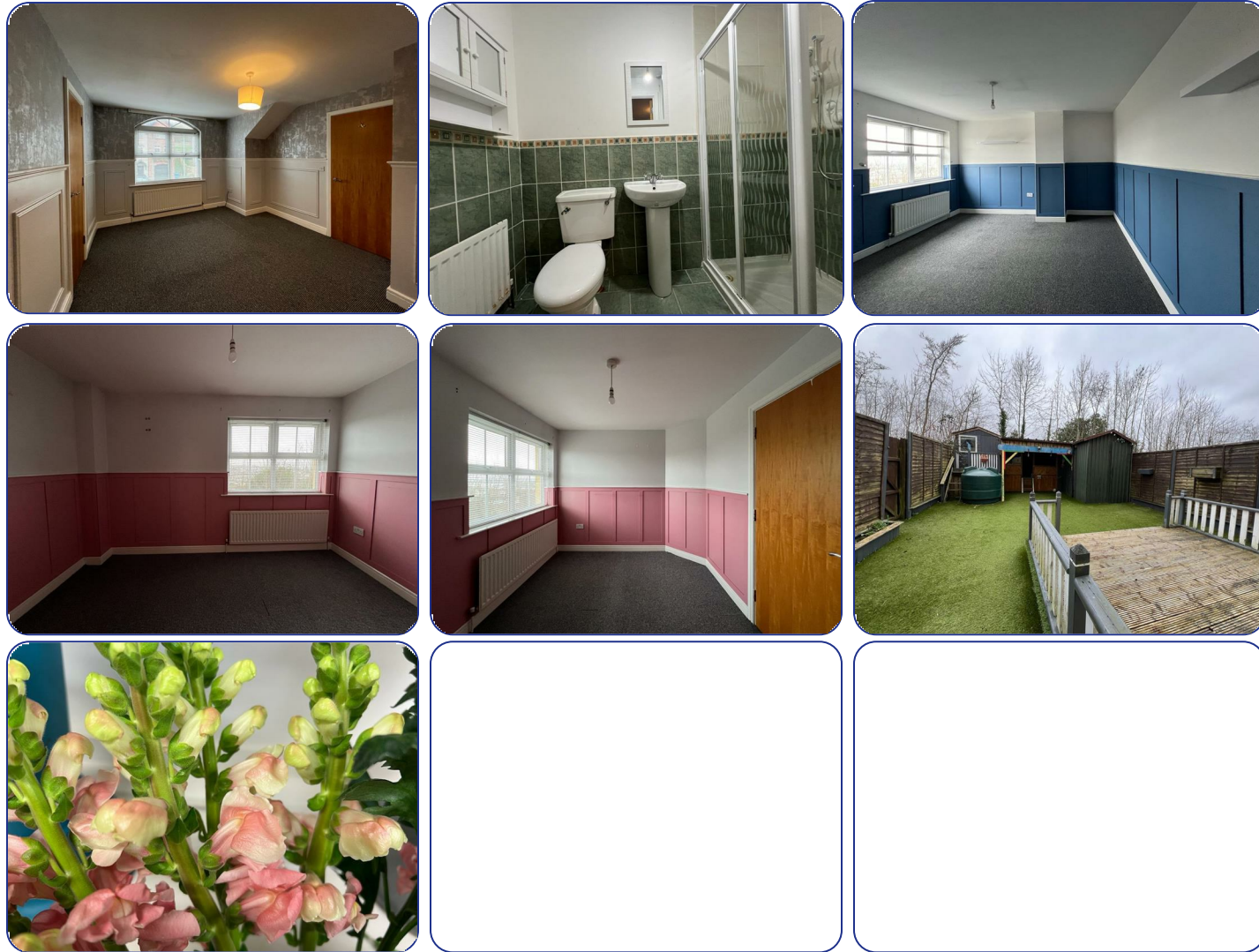


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@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

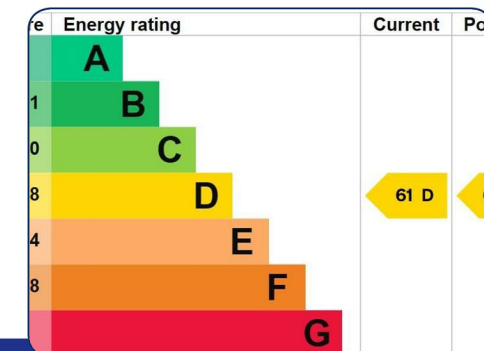
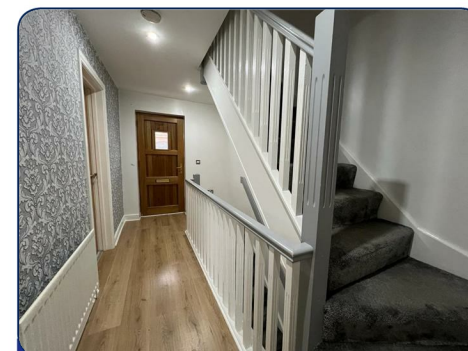
£175,000

FOR SALE



84 Foxhill, Derry, BT47 2TN

- MID TERRACE HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS AND BLINDS INCLUDED IN SALE
- DECKED PATIO AREA
- CITY VIEWS FROM BEDROOMS 2 & 3
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE

16'4" x 12'8" wp (4.98m x 3.86m wp)

Having fireplace with cast iron inset and granite hearth, electric fire inset, recessed lighting, 1/2 panelled walls, laminated wooden floor.

KITCHEN

13'10" x 11'8" (4.22m x 3.56m)

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

BATHROOM

Comprising bath, walk in electric shower, whb and wc, recessed lighting, 1/2 tiled walls, tiled floor.

LOWER GROUND FLOOR

HALLWAY

Having toilet and WHB off.

TOILET & WHB

Having tiled floor.

BEDROOM 4 / FAMILY ROOM

12'9" x 11'4" wp (3.89m x 3.45m wp)

Having 1/2 panelled walls, laminated wooden floor, French doors.

UTILITY ROOM

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

FIRST FLOOR

LANDING

Having hotpress, laminated wooden floor

MASTER BEDROOM

14'3" x 11'9" wp (4.34m x 3.58m wp)

Having walk in wardrobe, 1/2 panelled walls.

EN-SUITE

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

BEDROOM 2

16'5" x 12'9" wp (5.00m x 3.89m wp)

Having 1/2 height panelled walls.

BEDROOM 3

12'2" x 8'11" wp (3.71m x 2.72m wp)

EXTERIOR FEATURES

Decked patio area to rear.

Sheds.

Artificial lawn to rear.

ESTIMATED ANNUAL RATES

£1160.28 (FEB 2024)

