

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

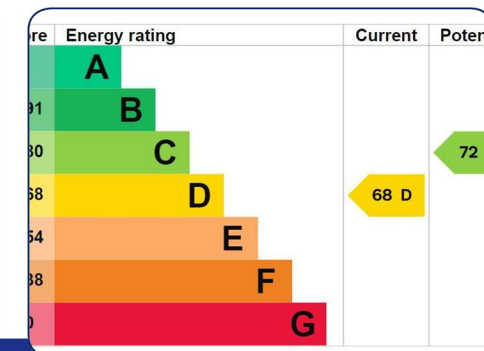
£159,950

**FOR SALE**

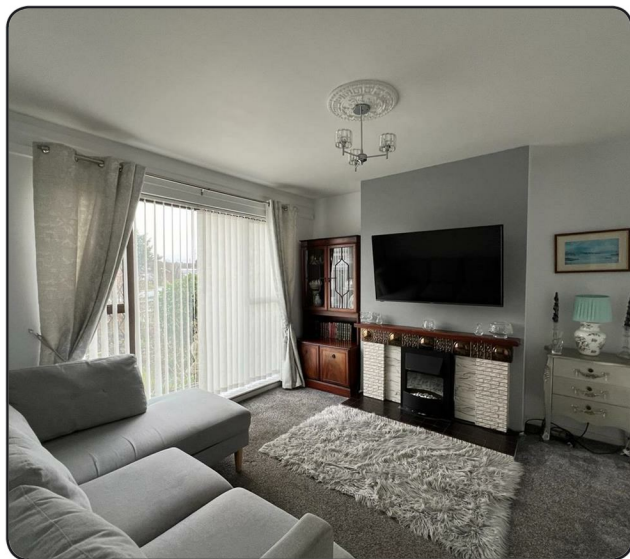
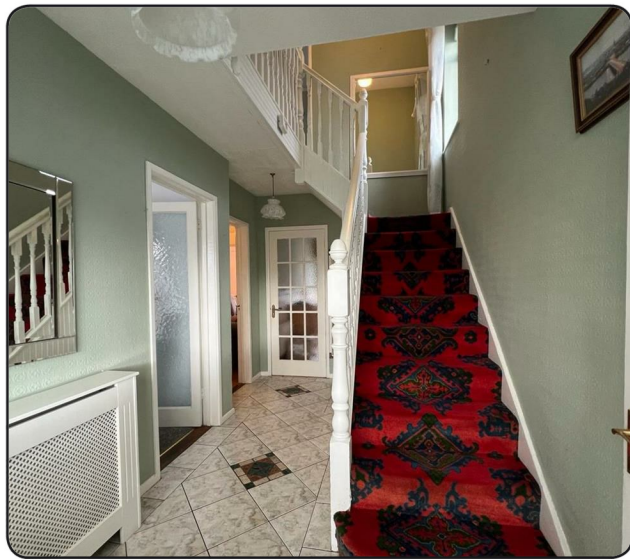


22 Holywood Avenue, Derry, BT47 2NA

- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- GAS FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- GARAGE
- EPC RATING - D



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## ACCOMMODATION

### SUN PORCH

Having tiled floor.

### HALLWAY

Having understairs storage, tiled floor, toilet off.

### LOUNGE

11'9" x 11'5" (3.58m x 3.48m)

Having tiled fireplace with electric inset.

### FAMILY / DINING ROOM

21'4" x 10'7" (6.50m x 3.23m)

Having ornate fireplace with gas inset, ceiling cornicing, laminated wooden floor, ample dining space with storage off, patio doors to rear.

### KITCHEN

11'9" x 7'9" (3.58m x 2.36m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, space for fridge / freezer, 1/2 tiled walls, tiled floor.

## FIRST FLOOR

### BEDROOM 1

11'1" x 10'6" wp (3.38m x 3.20m wp)

Having wall to wall built in wardrobes with sliding mirrored doors.

### BEDROOM 2

11'4" x 9'9" wp (3.45m x 2.97m wp)

Having range of built in wardrobes, dressing table and lockers.

### BEDROOM 3

8'6" x 7'6" (2.59m x 2.29m)

### SHOWER ROOM

Comprising walk in shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls, tiled floor.

## EXTERIOR FEATURES

Lawns to front and rear stocked with abundance of mature plants, trees and shrubs.

Driveway to side.

## GARAGE

Having up and over dor, light and power points, side window and door. Utility area to rear plumbed for washing machine, space for tumble dryer.

## ESTIMATED ANNUAL RATES

£1002.06 (FEB 2024)

