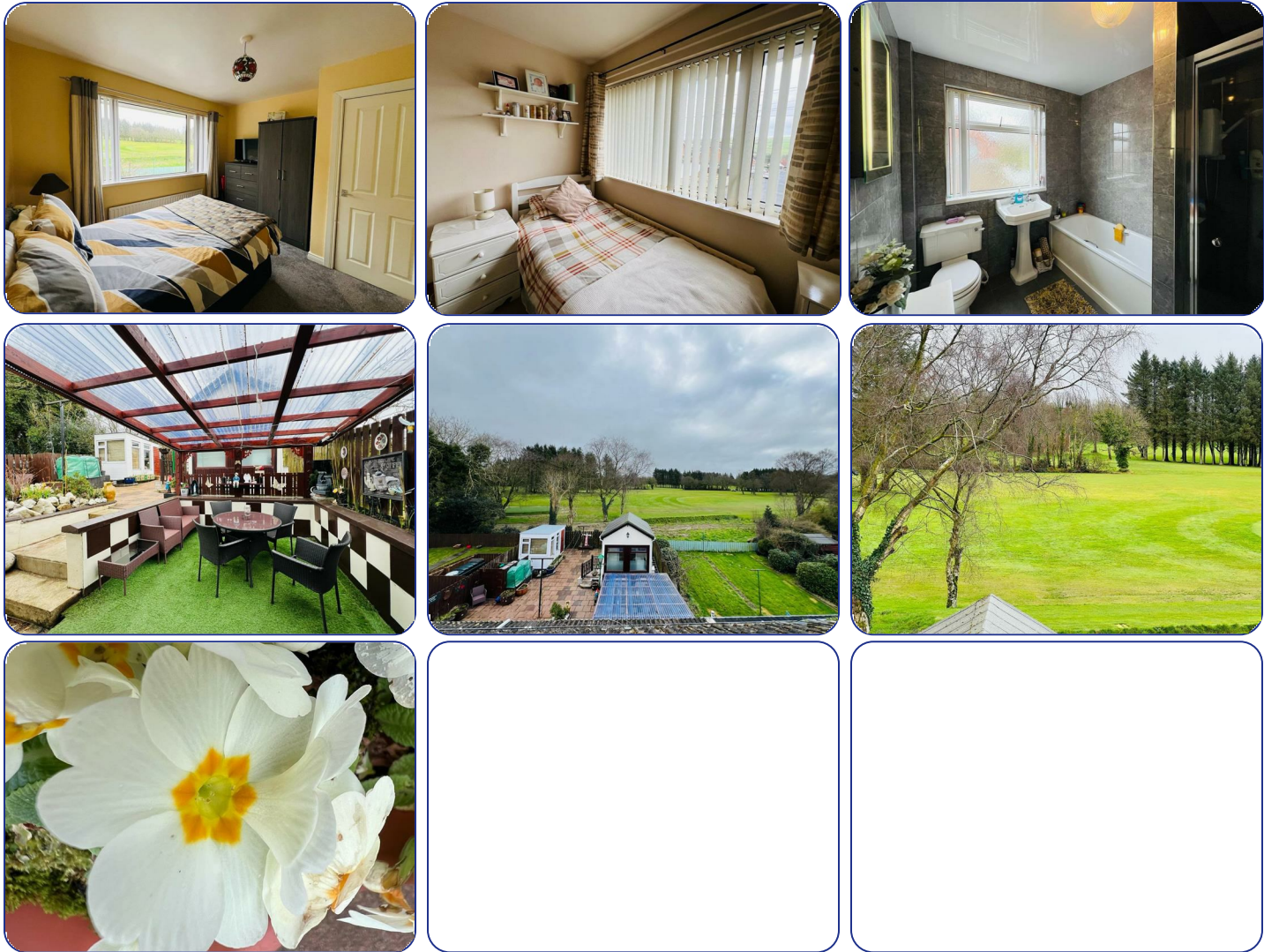


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

- 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.

**Daniel**  
**Henry**  
ESTATE AGENTS

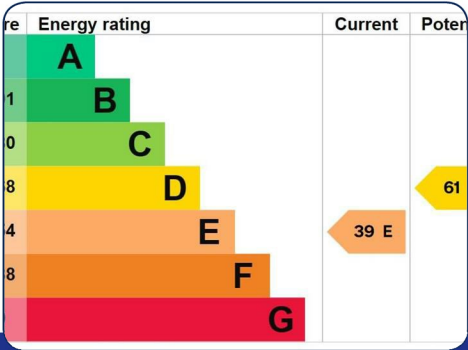
£200,000

FOR SALE



14 Summerhill, Derry, BT47 2PL

- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS
- TARMAC DRIVEWAY
- SUMMER HOUSE
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having storage and cloaks cupboards with feature lighting, understairs storage, laminated wooden floor.

### GUEST WHB & WC

Having laminated wooden floor.

### LOUNGE

22'6" x 13'2" wp (6.86m x 4.01m wp)

Having attractive fireplace, wall light points, laminated wooden floor.

### KITCHEN

18'3" x 16'3" wp (5.56m x 4.95m wp)

Having excellent range of eye and low level units, part tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, 5 ring gas hob, double oven, extractor hood, plumbed for dishwasher, plumbed for washing machine, space for fridge / freezer, space for tumble dryer, breakfast bar, ample dining space, tiled floor. Open plan to family room.

### FAMILY ROOM

11' x 10'3" (3.35m x 3.12m)

Having laminated wooden floor and French doors leading to rear.

### STAIRCASE LEADING TO FIRST FLOOR

Staircase having glass inset and wooden panelled walls.

### LANDING

Having staircase to attic storage.

### BEDROOM 1

11'2" x 11'1" (3.40m x 3.38m)

Having built in wardrobes and laminated wooden floor.

### BEDROOM 2

11' x 10'5" (3.35m x 3.18m)

Having hotpress.

### BEDROOM 3

8'7" x 8' (2.62m x 2.44m)

### BATHROOM

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

### EXTERIOR FEATURES

#### GARAGE

Having up and over door, light and power points.

#### SUMMER HOUSE

Having laminated wooden floor, French doors, oil fired central heating.

Covered patio area laid in artificial grass.

Paved patio area.

Shed to rear.

Tarmac driveway.

Views of golf course to rear.

### ESTIMATED ANNUAL RATES

£1160.28 (MARCH 2024)

