

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

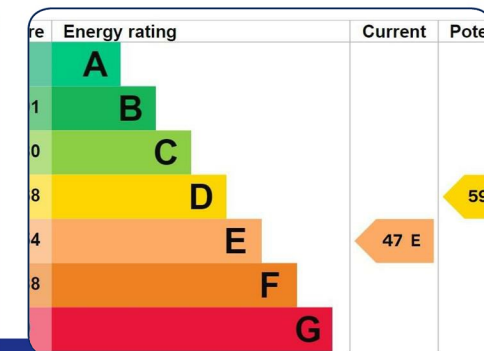
£235,000

FOR SALE

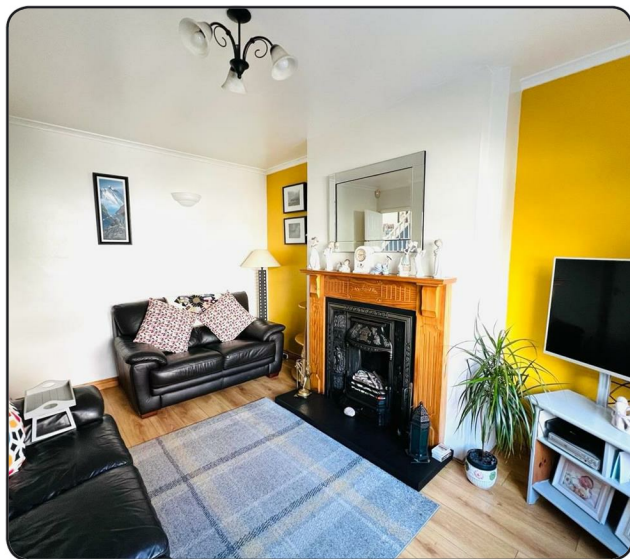
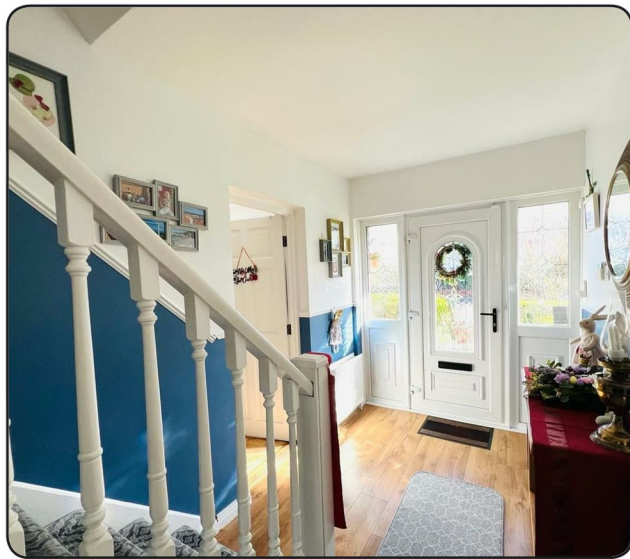


22 Ballynasilloe Avenue, Derry, BT48 7SU

- SEMI DETACHED HOUSE
- 4 BEDROOMS/3 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- NEAT LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

14'3" x 10'1" wp (4.34m x 3.07m wp)

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

FAMILY ROOM

10'9" x 10'7" (3.28m x 3.23m)

Having ceiling cornicing and laminated wooden floor.

STUDY / DINING ROOM

11'4" x 9'10" (3.45m x 3.00m)

Having ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA

17'11" x 10'7" (5.46m x 3.23m)

Having range of eye and low level units with tiling between, plate rack, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Aga' cooker with brick overmantle, gas hob, plumbed for washing machine, dining space tiled floor.

FIRST FLOOR

SPACIOUS LANDING

TOILET & WHB OFF

Having hotpress, 1/2 tiled walls and tiled floor.

BEDROOM 1

13'10" x 10' (4.22m x 3.05m)

BEDROOM 2

10'6" x 10' wp (3.20m x 3.05m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

10'7" x 9'9" (3.23m x 2.97m)

BEDROOM 4

10'2" x 7'4" wp (3.10m x 2.24m wp)

Having built in wardrobe.

BATHROOM

Comprising bath, whb set in vanity unit, wc, fully tiled walk in electric shower, remaining walls 1/2 tiled, tiled floor.

EXTERIOR FEATURES

Neat lawn to front stocked with abundance of flowers, plants trees and shrubs.

Neat lawn to rear.

Enclosed yard to rear.

Driveway to rear leading to garage.

GARAGE

Having up roller door, light and power points, plumbed for washing machine.

ESTIMATED ANNUAL RATES

£1740.42 (MARCH 2024)

