

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

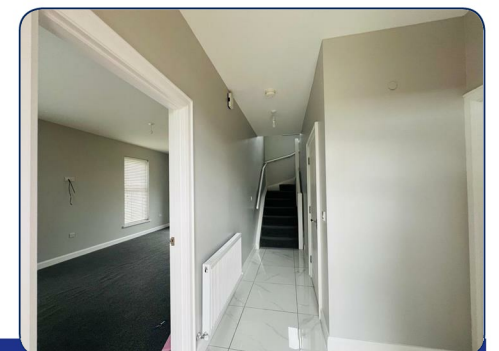
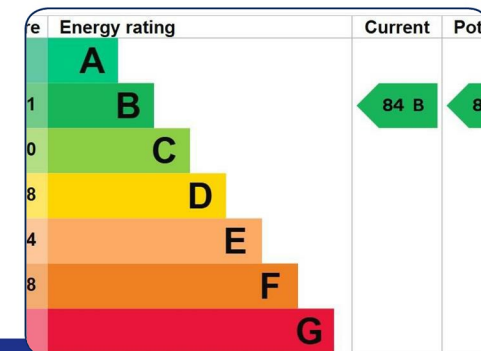
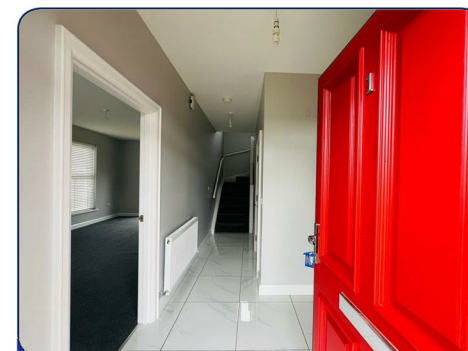
£227,500

FOR SALE

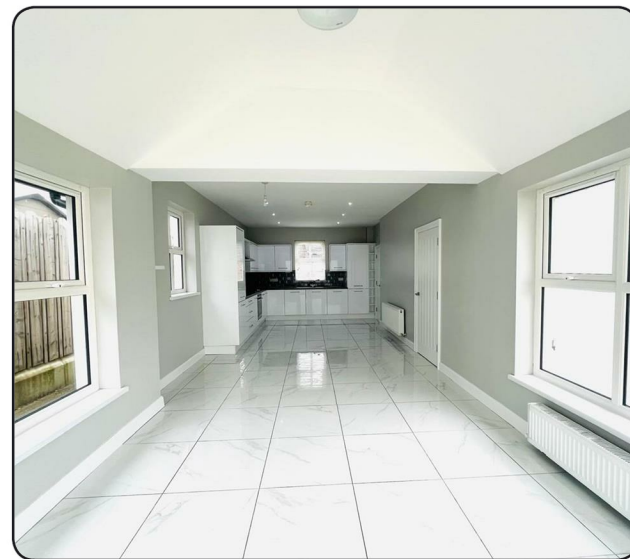
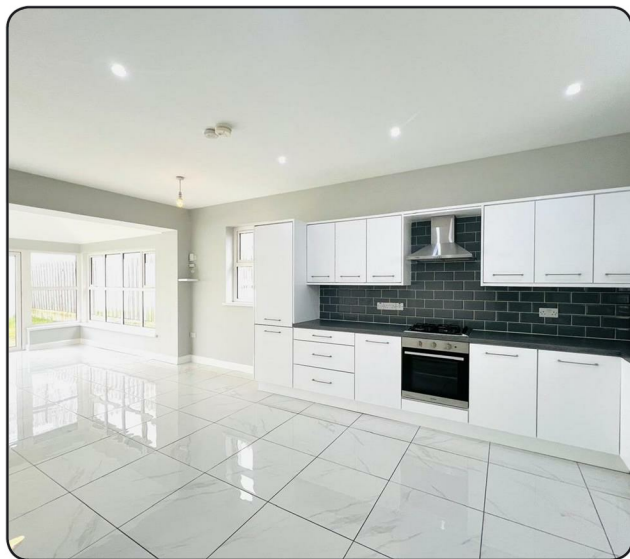
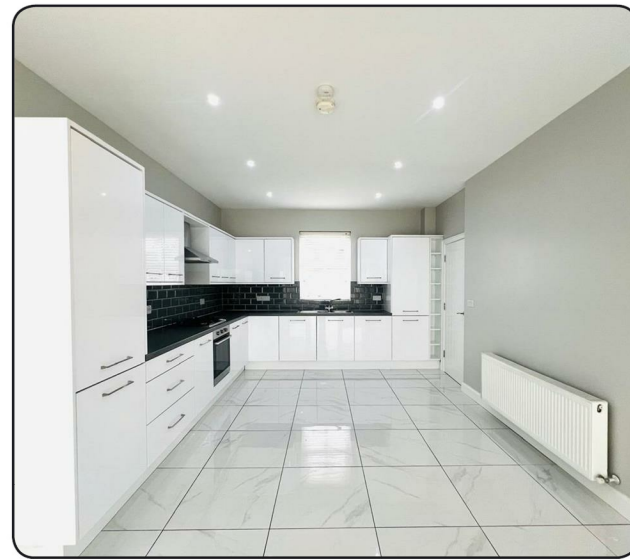
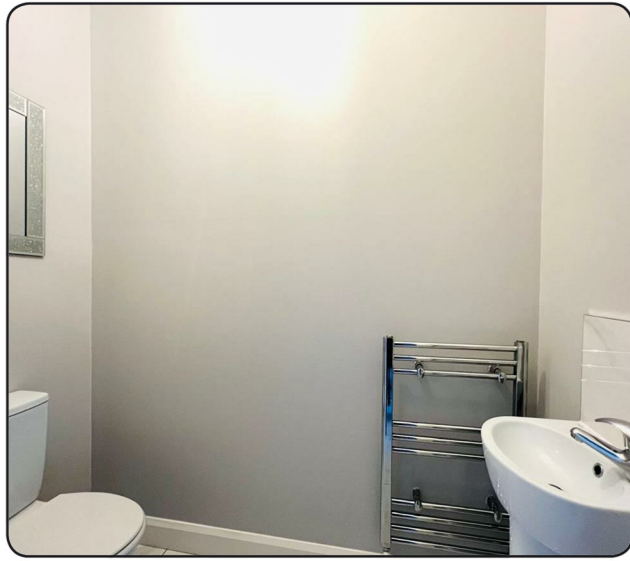


1 The Hillocks, L'Derry, BT47 3FR

- DETACHED HOUSE
- 4 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having whb with tiling around, wc, chrome heated towel rail, extractor fan, tiled floor.

LOUNGE

20'3" x 11'6" (6.17m x 3.51m)

Having French doors to patio area.

KITCHEN / DINING / SUNROOM

32'3" x 11'9" (9.83m x 3.58m)

Having excellent eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, plumbed for washing machine, recessed lighting in kitchen area, large understairs storage, ample dining space, large living area with French doors to patio area, tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

MASTER BEDROOM

11'10" x 11'4" (3.61m x 3.45m)

EN-SUITE

Comprising fully tiled walk in shower, whb with tiling around, wc, chrome heated towel rail, extractor fan, tiled floor.

BEDROOM 2

11'4" x 8'6" (3.45m x 2.59m)

BEDROOM 3

11'10" x 8'6" (3.61m x 2.59m)

BEDROOM 4

8'6" x 8'5" (2.59m x 2.57m)

BATHROOM

Comprising bath with tiling around, fully tiled walk in shower, whb with tiling around, wc, extractor fan, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Extensive lawn to rear enclosed by wall and fence.

Paved patio areas.

ESTIMATED ANNUAL RATES

£1333.44 (APRIL 2024)

