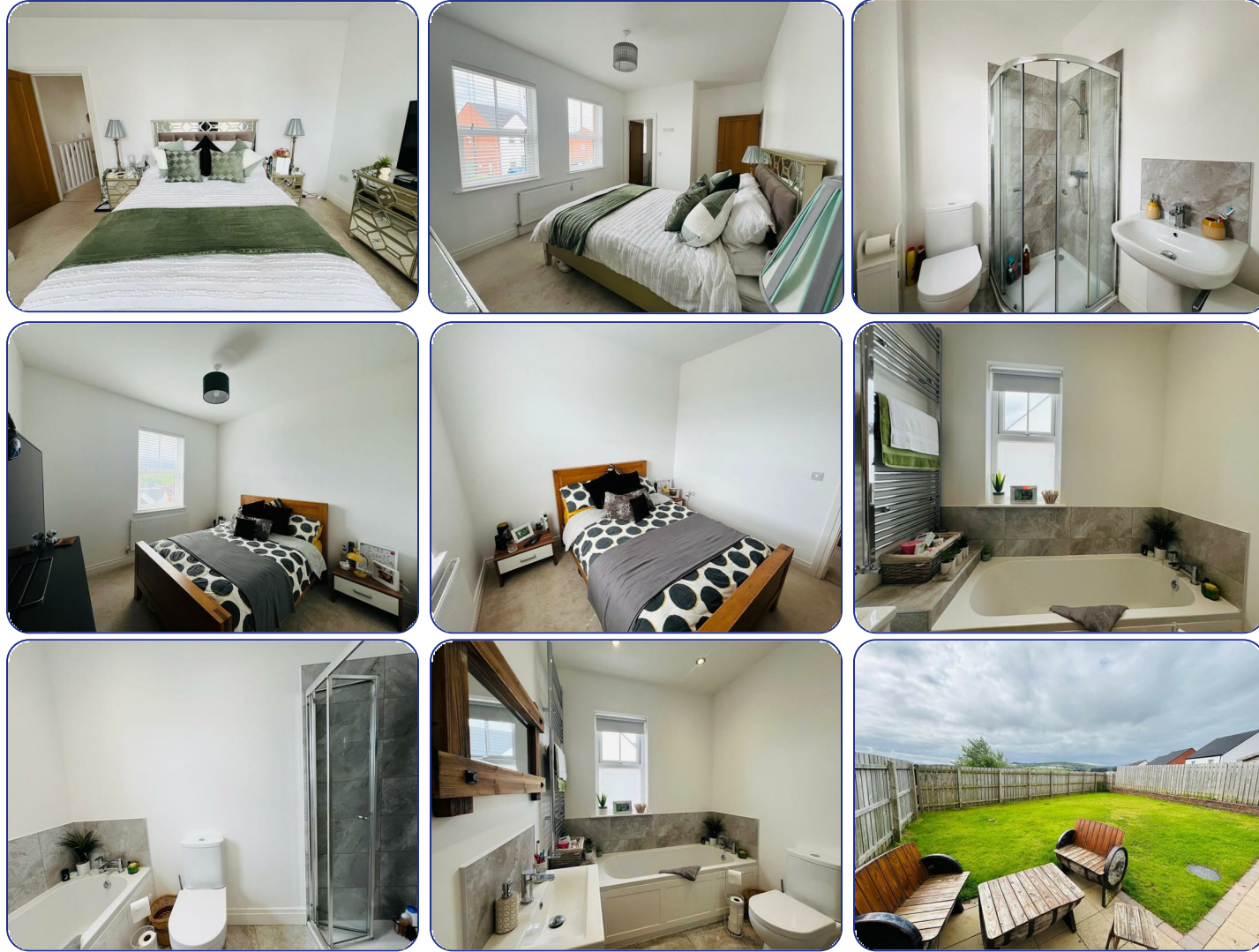


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£200,000

FOR SALE



199 Birch Hill, L'Derry, BT47 2FL

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- OAK INTERNAL DOORS
- NEAT LAWNS TO FRONT AND REAR
- EPC RATING - B

VIEWING STRICTLY BY APPOINTMENT ONLY

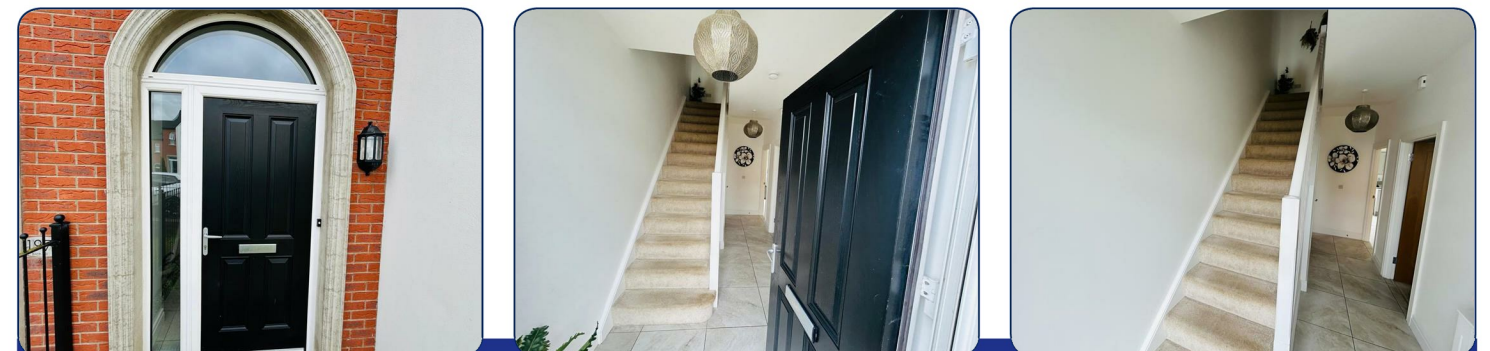
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

Daniel Henry
ESTATE AGENTS

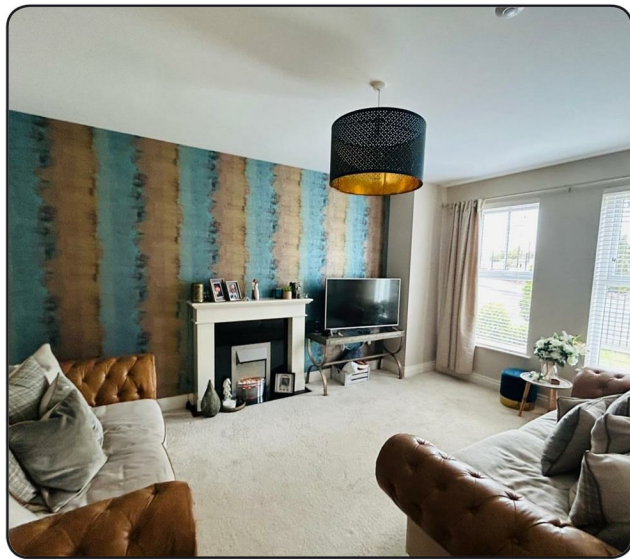
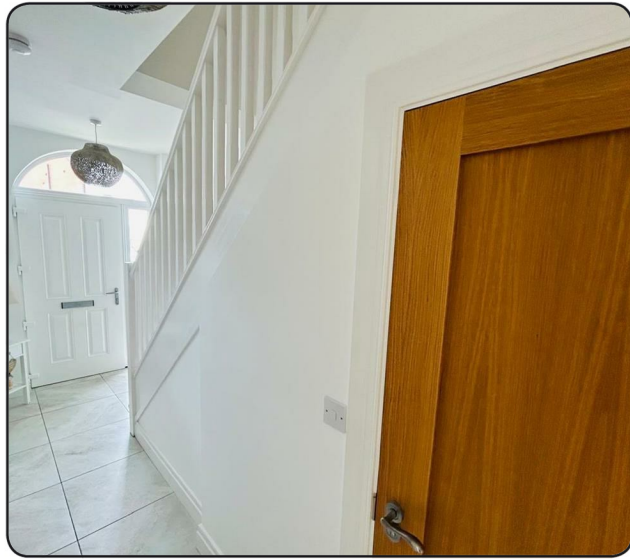
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

16'1" x 11'11" (4.90m x 3.63m)

Having ornamental fireplace with electric inset and granite hearth.

KITCHEN

19'3" x 13'7" wp (5.87m x 4.14m wp)

Having excellent range of eye and low level units, stainless steel sink unit with mixer taps set in Quartz worktop, centre island with storage under, breakfast bar, hob, double oven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, recessed lighting, dining space with French doors, tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

MASTER BEDROOM

15'6" x 10' wp (4.72m x 3.05m wp)

EN-SUITE

Comprising tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

10'3" x 10'2" (3.12m x 3.10m)

BEDROOM 3

10'2" x 8'8" (3.10m x 2.64m)

BATHROOM

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

EXTERIOR FEATURES

Neat lawn to front bordered by wrought iron fencing.
Paved patio are leading to rear lawn enclosed by fence and gate.
Tarmac Driveway.

ESTIMATED ANNUAL RATES

£1055.64 (JULY 2024)

