

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£210,000



VIEWING STRICTLY BY APPOINTMENT ONLY



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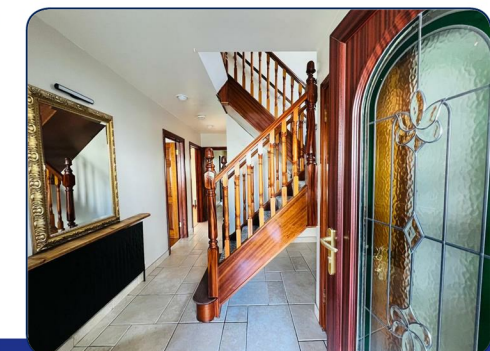
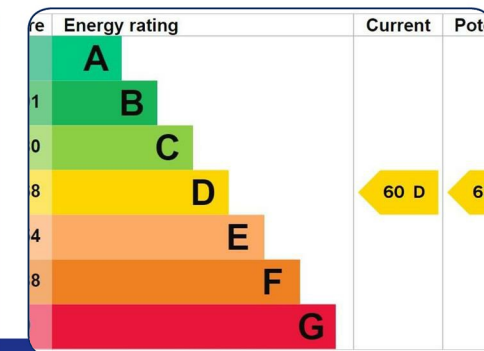
1 Beechwood Avenue, Derry, BT48 9LR

- LINK DETACHED HOUSE
- 4 BEDROOMS/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- LAWN TO FRONT & SIDE
- GARAGE
- EPC RATING - D

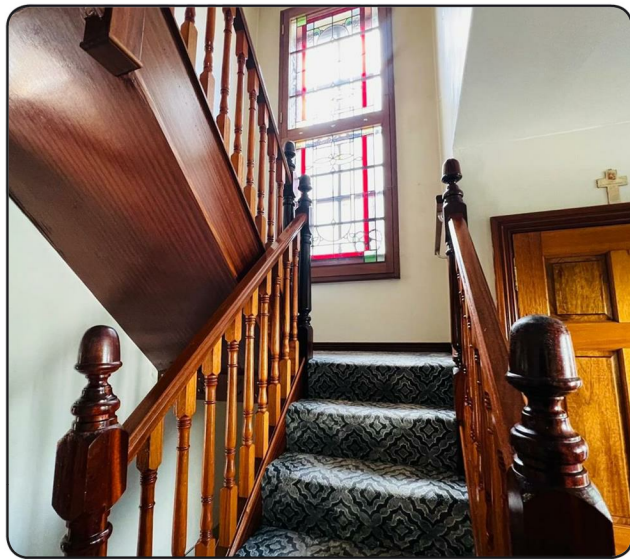
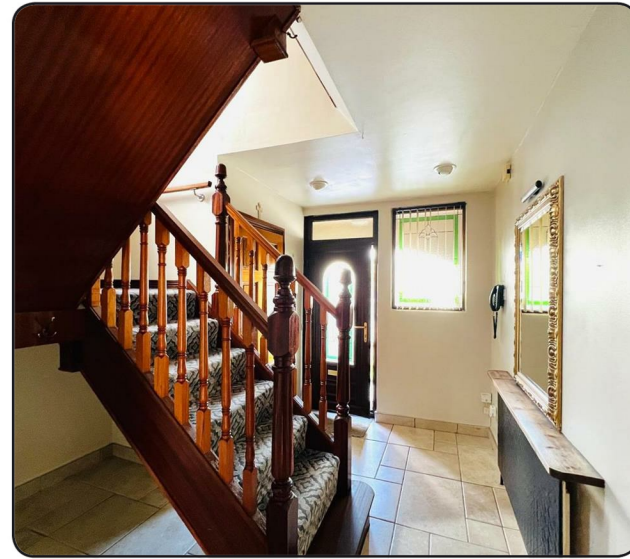
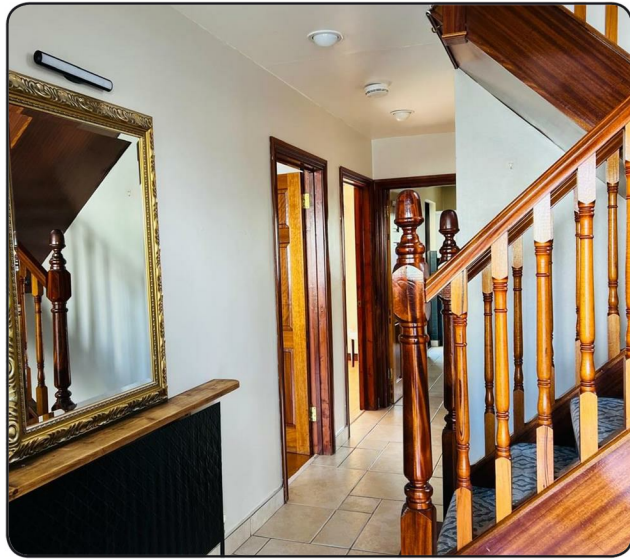
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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

19' x 11'4" into bay (5.79m x 3.45m into bay)

Having fireplace with cast iron and tiled inset, mahogany surround with matching mirror over mantle, semi solid wooden floor, double doors to dining room.

DINING ROOM

11'4" x 10'11" (3.45m x 3.33m)

Having recessed lighting, semi solid wooden floor, sliding patio doors leading to rear.

KITCHEN

13'6" x 10'3" (4.11m x 3.12m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas cooker, plumbed for dishwasher, tiled floor.

UTILITY ROOM

Having eye level units, plumbed for washing machine, space for tumble dryer and fridge / freezer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress and wooden floor.

MASTER BEDROOM

13'7" x 10'3" wp (4.14m x 3.12m wp)

Having built in wardrobes with cupboards over, wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, 1/2 tiled walls, wooden floor.

BEDROOM 2

11'6" x 11'4" (3.51m x 3.45m)

Having wooden floor.

BEDROOM 3

11'4" x 10'10" wp (3.45m x 3.30m wp)

Having wooden floor.

BEDROOM 4

10'3" x 8'1" wp (3.12m x 2.46m wp)

Having wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, 1/2 tiled walls.

EXTERIOR FEATURES

Lawns to front and side.

Enclosed to rear by fence and gate.

Driveway.

Please note: Driveway and lawn to Left hand side not included in sale.

GARAGE

13'8" x 9'2" (4.17m x 2.79m)

Having roller door, side door. Burner store to rear.

Shed.

ESTIMATED ANNUAL RATES

£1500.12 (AUG 2024).

