

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk

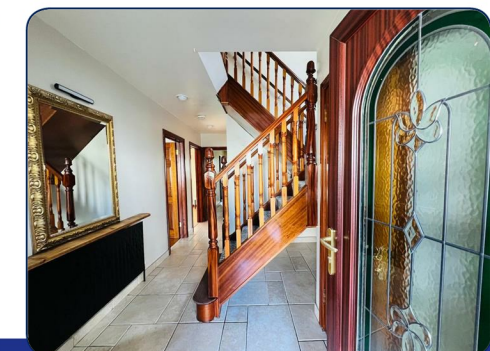
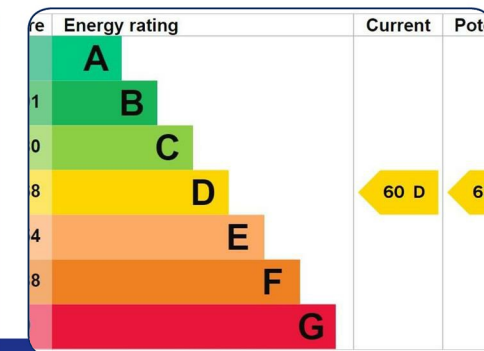
1 Beechwood Avenue, Derry, BT48 9LR

- 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

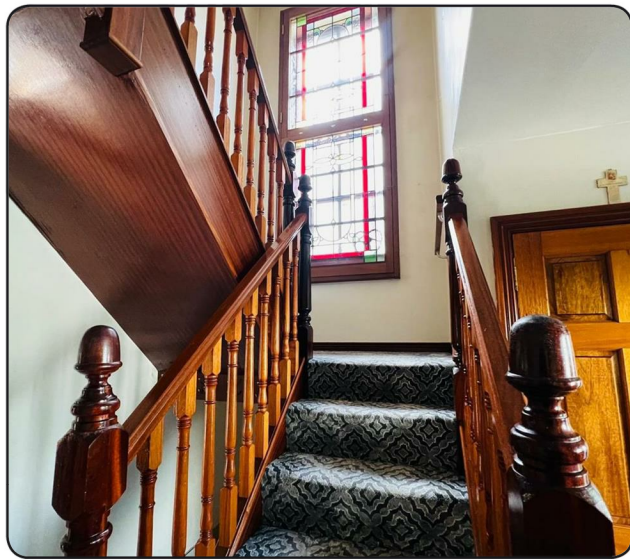
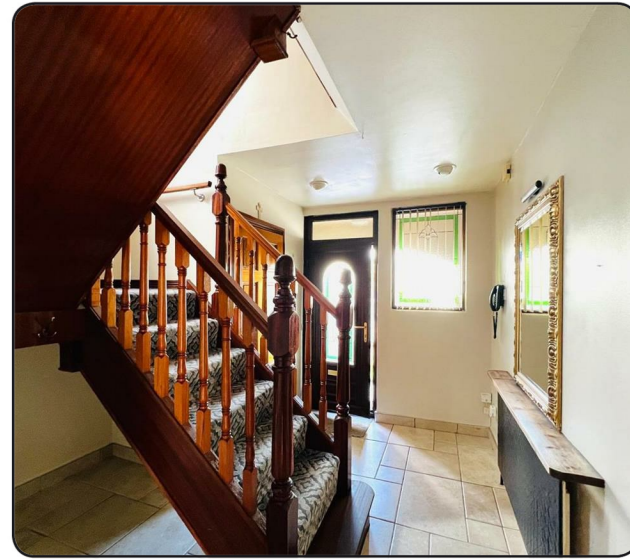
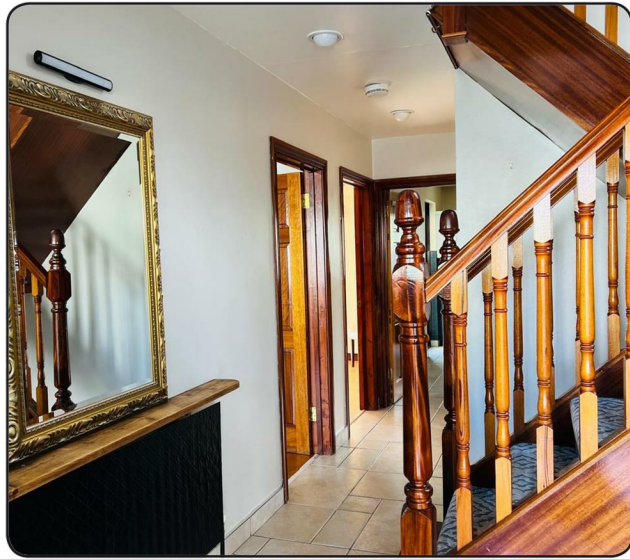
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

www.danielhenry.co.uk
www.propertypal.com



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



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).

