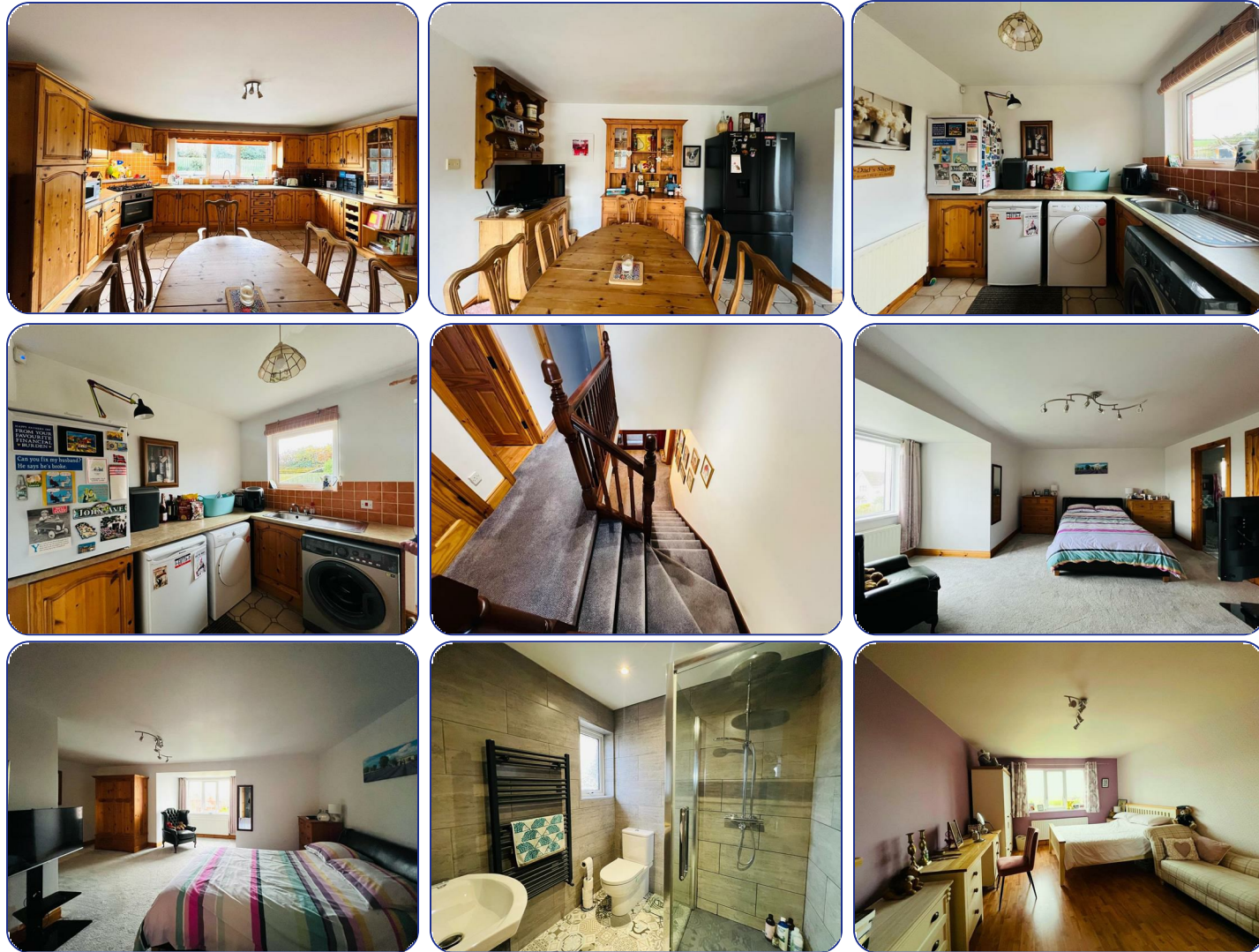


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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



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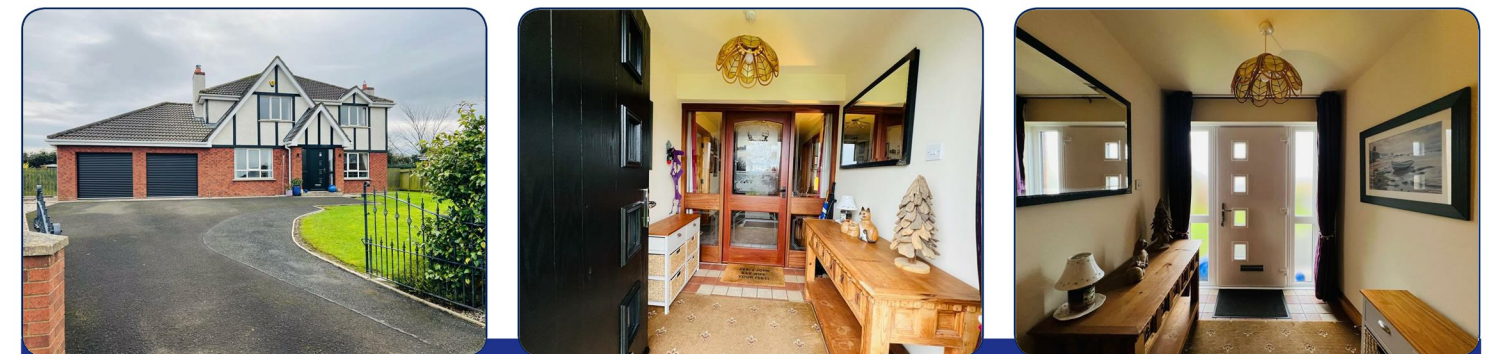
**Daniel Henry**  
ESTATE AGENTS

**£395,000**



**23 Millgrove Park, Eglinton, BT47 3YU**

- DETACHED HOUSE
- 4 BEDROOMS/4 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- DOUBLE GARAGE
- LAWNS TO FRONT & REAR
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- EPC RATING -



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having understairs storage.

**GUEST WHB & WC**

Having tiled floor.

**LOUNGE**

14'5" x 11'8" (4.39m x 3.56m)

Having attractive fireplace, double doors leading to Dining.

**DINING ROOM**

14'4" x 11'8" (4.37m x 3.56m)

Having Canadian Oak floor.

**SUN ROOM**

12' x 9'9" (3.66m x 2.97m)

Having wooden ceiling with recessed lighting, Canadian Oak floor, door to rear.

**FAMILY ROOM**

18'5" x 11'8" (5.61m x 3.56m)

Having multi fuel stove with tiled hearth.

**KITCHEN**

16'6" x 16' (5.03m x 4.88m)

Having range of eye and low level units with concealed lighting under, tiling between units, matching pelmet over window, wine rack, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, 5 ring gas hob, electric underoven, ample dining space, tiled floor.

**UTILITY ROOM**

9'8" x 8'4" (2.95m x 2.54m)

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

19'11" x 18'3" wp (6.07m x 5.56m wp)

Having double built in wardrobes.

**EN-SUITE**

Comprising fully tiled walk in power shower, whb set in vanity unit, wc, grey radiator, recessed lighting.

**BEDROOM 2**

16'4" x 11'8" (4.98m x 3.56m)

Having double built in wardrobes, laminated wooden floor.

**BEDROOM 3**

11'10" x 11'8" (3.61m x 3.56m)

Having double built in wardrobes.

**BEDROOM 4**

11'8" x 10'4" (3.56m x 3.15m)

**BATHROOM**

Comprising corner bath with shower fitting to taps, whb and wc, 1/2 tiled walls, laminated wooden floor.

**INTEGRAL DOUBLE GARAGE**

26'8" x 19'8" wp (8.13m x 5.99m wp)

Having remote control electric doors, light and power points, side window.

**EXTERIOR FEATURES**

Mature lawns to front bordered by wall and double entrance gates.

Mature enclosed lawn to rear.

Paved patio area to rear.

Two PVC decked patios.

Tarmac driveway.

**ESTIMATED ANNUAL RATES**

£2055.72 (NOV 2024)

