

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

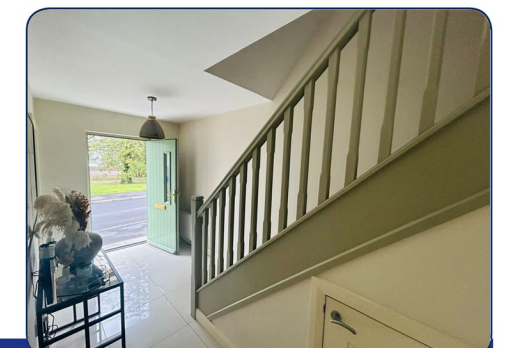
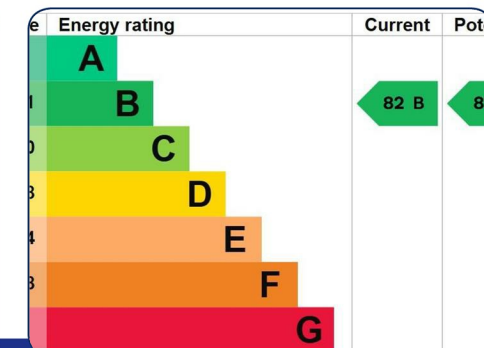
£259,950

FOR SALE

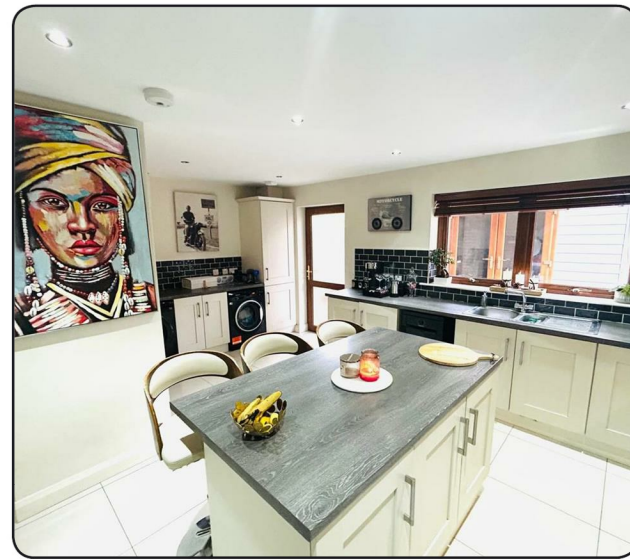
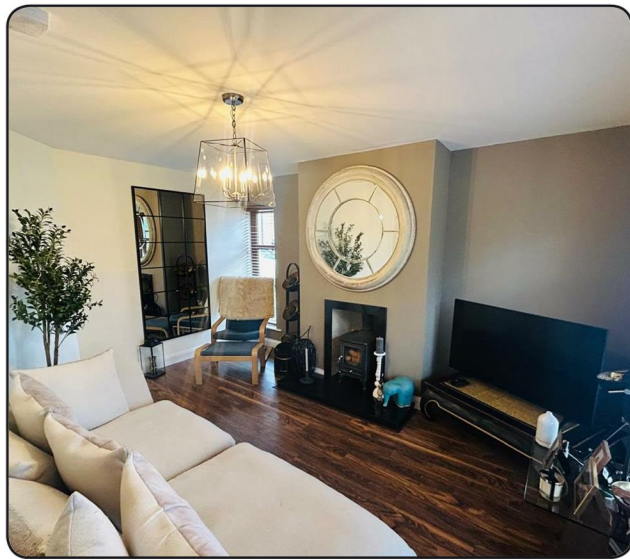
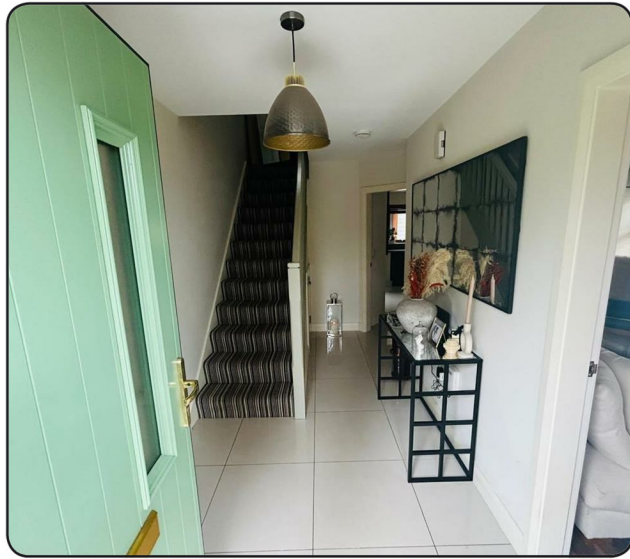


22 The Beechgrove, L'Derry, BT47 6NY

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- ENCLOSED YARD TO REAR
- DRIVEWAY
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having downstairs storage and tiled floor.

LOUNGE

14'9" x 11'2" (4.50m x 3.40m)

Having multi fuel stove, dual aspect and laminated wooden floor.

KITCHEN / DINING AREA

18'2" x 14'8" wp (5.54m x 4.47m wp)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, centre island with breakfast bar and storage under, hob, underoven, extractor hood, integrated fridge / freezer, plumbed for dishwasher, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

MASTER BEDROOM

12'6" x 10'8" (3.81m x 3.25m)

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, chrome radiator.

BEDROOM 2

11'7" x 10'8" wp (3.53m x 3.25m wp)

BEDROOM 3

9'1" x 7'10" into wardrobe (2.77m x 2.39m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors, separate built in wardrobe.

BATHROOM

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

EXTERIOR FEATURES

Lawn to side.

Paved yard to rear enclosed by wall, fence and gate.

Driveway to side.

SUMMER HOUSE / SHED

11'10" x 8' (3.61m x 2.44m)

Having light and power points.

ESTIMATED ANNUAL RATES

£1166.76 (FEB 2025)

