

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£229,950

FOR SALE



9 Ashcroft Close, Derry, BT47 2LG

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY
- SUMMER HOUSE/CABIN
- CUL-DE-SAC LOCATION
- EPC RATING -

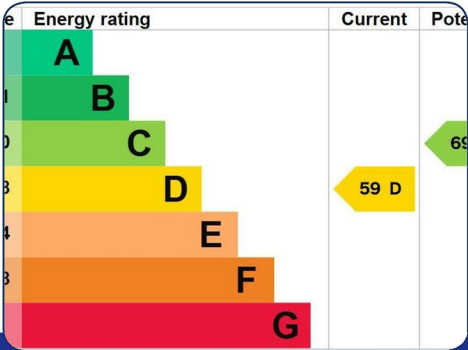
VIEWING STRICTLY BY APPOINTMENT ONLY

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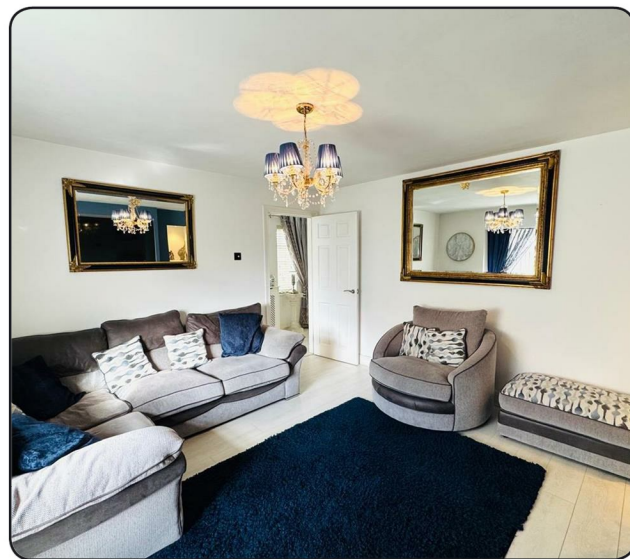
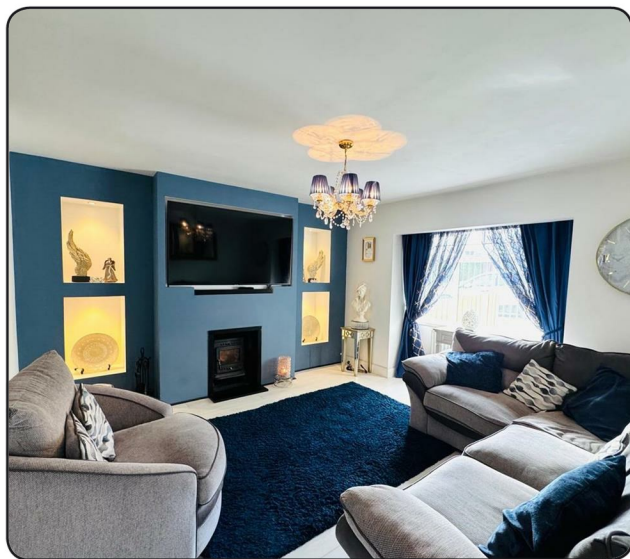
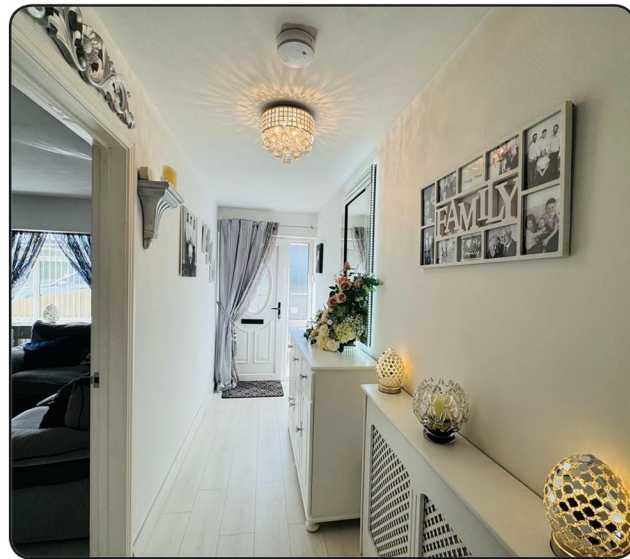
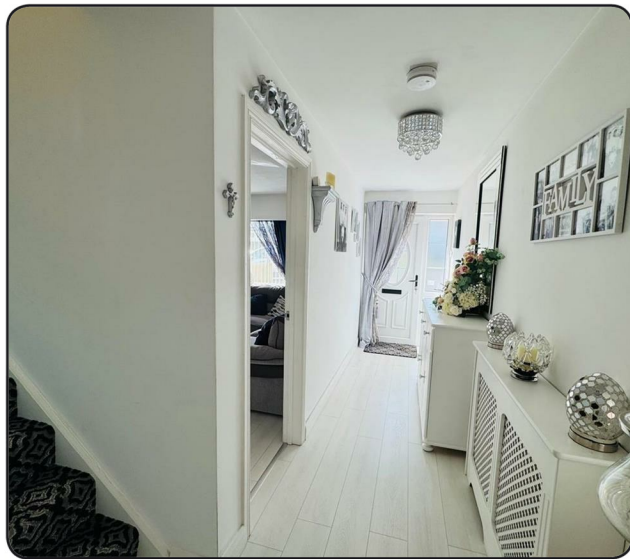
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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 laminated wooden floor.

LOUNGE

14'10" x 12'6" (4.52m x 3.81m)

Having feature media wall with multi fuel stove, laminated wooden floor.

KITCHEN / DINING AREA

18'3" x 9'8" (5.56m x 2.95m)

Having excellent range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor canopy, integrated fridge, ample dining space, spacious understairs storage, laminated wooden floor.

UTILITY ROOM

7'10" x 6'10" (2.39m x 2.08m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'4" x 9'11" (3.76m x 3.02m)

Having built in wardrobe.

BEDROOM 2

9'10" x 9'8" (3.00m x 2.95m)

Having built in wardrobe.

BEDROOM 3

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

BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, WHB set in vanity unit, WC, 1/2 tiled walls.

EXTERIOR FEATURES

Covered patio to rear with decking with Cabin/Summer House.

Tarmac driveway with extended gravel parking.

Bin enclosure.

Storage shed.

Exterior sensor lighting.

Outside tap.

ESTIMATED ANNUAL RATES

£1111.20 (FEB 2025)

CABIN/SUMMER HOUSE

18'5 x 17'10" (5.61m x 5.44m)

Having entertainment/fitness room

Shower room comprising walk in shower, WHb set in vanitory unit and WC.

