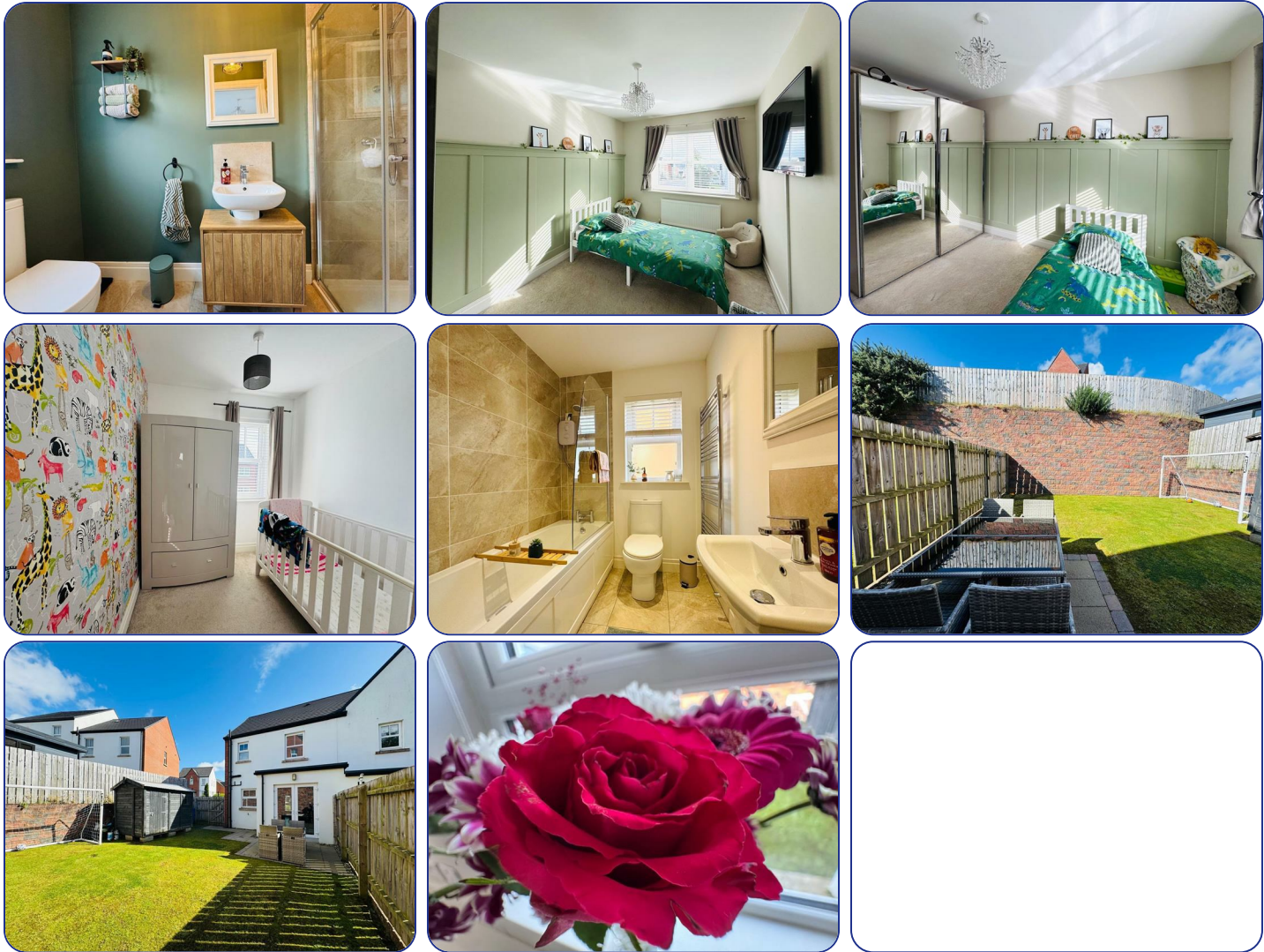


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



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

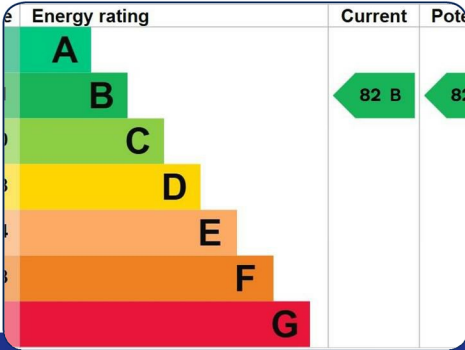
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

£229,950



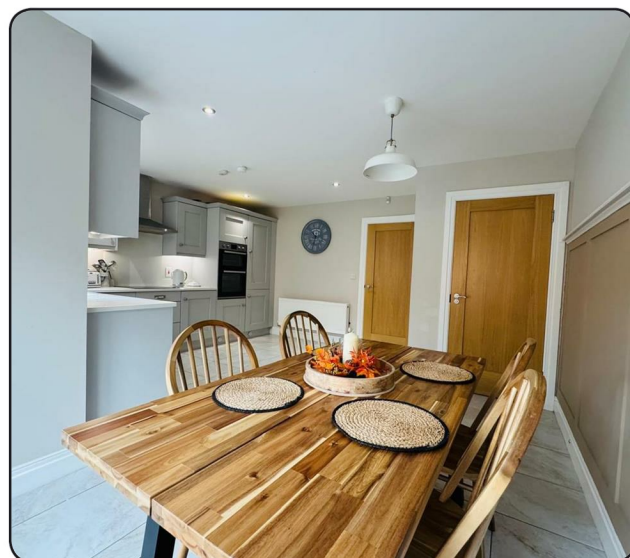
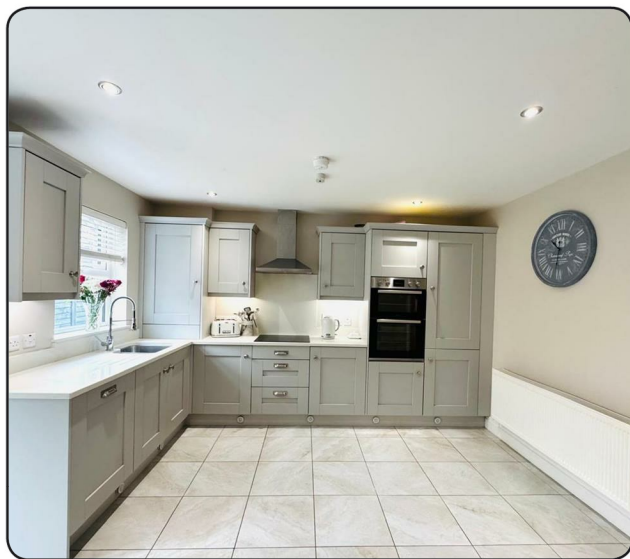
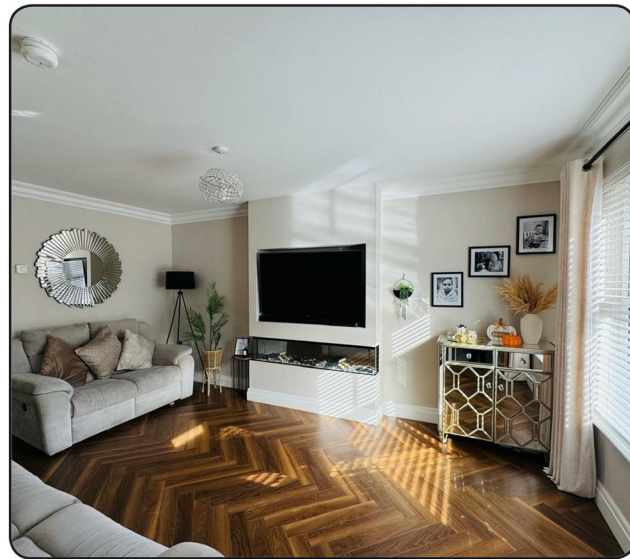
18 Birch Hill, L'Derry, BT47 2FJ

- SEMI DETACHED HOUSE
- 3 BEDROOMS/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- ENCLOSED LAWN TO REAR
- TARMAC DRIVEWAY
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

15'8" x 12' (4.78m x 3.66m)

Having feature media wall including electric fire, ceiling cornicing and laminated wooden floor.

KITCHEN/DINING

17'7" x 15'11" (5.36m x 4.85m)

Having excellent range of modern eye and low level units with concealed lighting under, 1 1/2 bowl sink unit set in 'Quartz' worktop and matching splash back, double oven, hob, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washer/dryer, recessed lighting, tiled floor, ample dining space feature panel all and French doors to rear.

GUEST WHB & WC

Having tiled floor.

STAIRCASE TO FIRST FLOOR WITH FEATURE LIGHTING

FIRST FLOOR

MASTER BEDROOM

11'7" x 11'1" (3.53m x 3.38m)

Having feature panelled wall.

EN-SUITE

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

BEDROOM 2

12'10" x 8'5" (3.91m x 2.57m)

BEDROOM 3

9'7" x 7'1" wp (2.92m x 2.16m wp)

Having built in wardrobe.

BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, whb and wc, recessed lighting, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear bordered by wall, fence and gate.

Paved patio area.

Garden shed.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1049.67 (SEPT 2025)

