

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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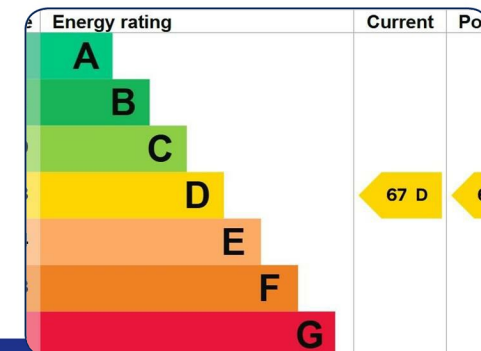
Daniel Henry
ESTATE AGENTS

£275,000

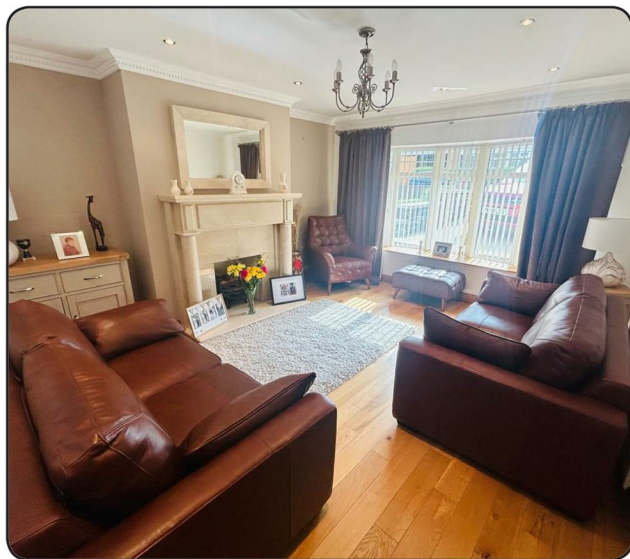
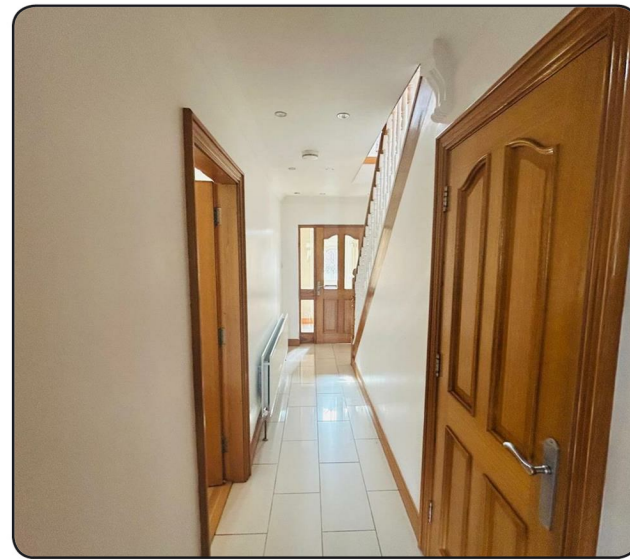
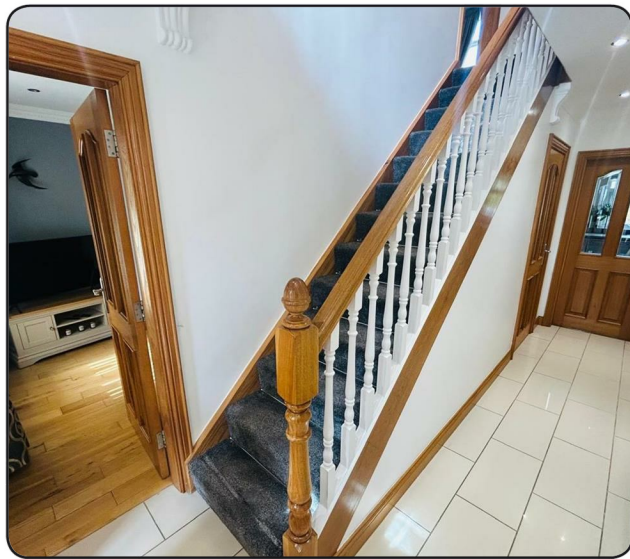
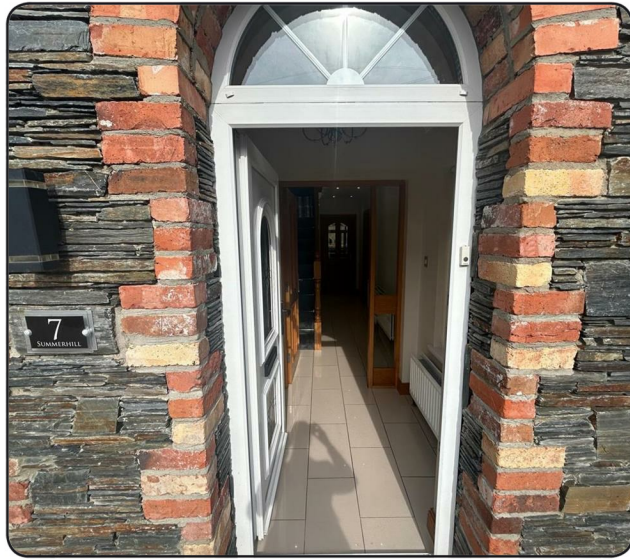


7 Summerhill, L'Derry, BT47 2PL

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR
- DECKING PATIO TO REAR
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having ceiling cornicing, glazed door to hallway, tiled floor.

HALLWAY

Having understairs storage, ceiling cornicing, recessed lighting, tiled floor.

LOUNGE

16'7" x 13'2" into bay (5.05m x 4.01m into bay)

Having stunning fireplace with matching mirror, ceiling cornicing, recessed lighting, wooden floor.

FAMILY ROOM

17'7" x 9'5" (5.36m x 2.87m)

Having attractive fireplace, ceiling cornicing and recessed lighting.

KITCHEN/DINING AREA

18'4" x 12'6" (5.59m x 3.81m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, space for American style fridge/freezer with storage and wine rack above, plumbed for washing machine, ceiling cornicing, recessed lighting, glazed door to Utility, French doors, tiled floor.

UTILITY ROOM

12'2" x 5'1" (3.71m x 1.55m)

Having eye level units, plumbed for washing machine, space for tumble dryer, ceiling cornicing, tiled floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit with mixer tap, wc, recessed lighting, 1/2 tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, ceiling cornicing and recessed lighting.

BEDROOM 1

17' x 9'5" wp (5.18m x 2.87m wp)

Having feature window, recessed lighting and laminated wooden floor.

BEDROOM 2

13' x 9'6" (3.96m x 2.90m)

Having built in wardrobes with sliding mirrored doors, recessed lighting and laminated wooden floor.

BEDROOM 3

13'1" x 9'10" (3.99m x 3.00m)

Having built in wardrobe with sliding mirrored doors, recessed lighting and laminated wooden floor.

BEDROOM 4

11' x 9'4" (3.35m x 2.84m)

Having feature panelled walls, recessed lighting and laminated wooden floor.

BATHROOM

Comprising bath with mixer tap, electric shower over with tiling around and shower screen, whb with mixer tap, wc, recessed lighting, 1/2 tiled walls.

EXTERIOR FEATURES

Parking to front.

Lawn to rear enclosed by fence and gate.

Decked patio to rear.

ESTIMATED ANNUAL RATES

£1069.00 (APRIL 2026)

