

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

www.danielhenry.co.uk
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Daniel Henry
ESTATE AGENTS

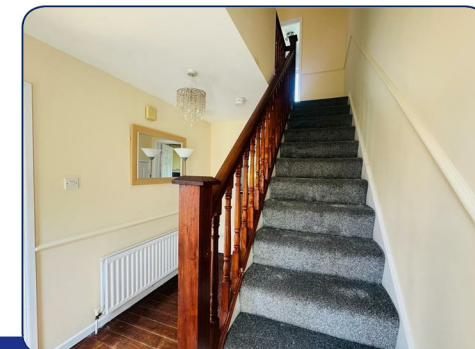
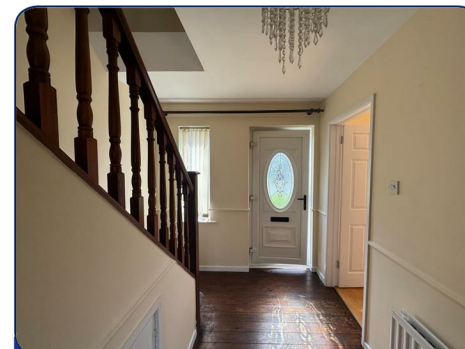
£169,950

FOR SALE

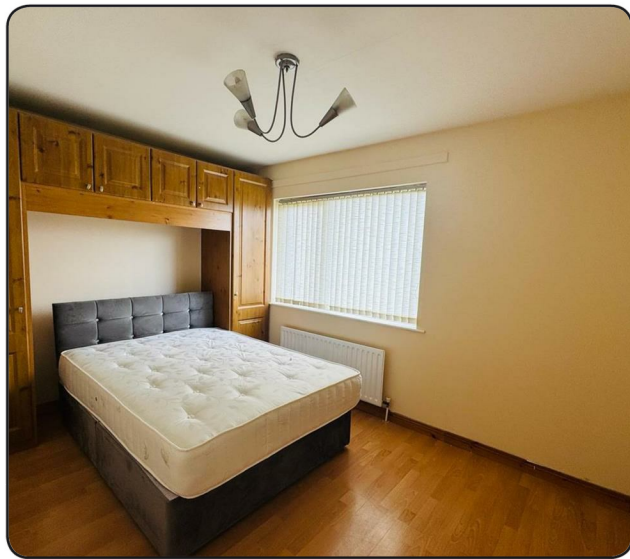


185 Hillcrest, L'Derry, BT47 6GE

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- NEW CARPETS FITTED
- RECENTLY DECORATED
- LAWNS TO FRONT AND REAR
- CONVENIENT TO SHOPS, SCHOOLS, RETAIL PARK AND BUS STOP
- EPC RATING D



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ESTIMATED ANNUAL RATES

£1069 (May 2026)

ACCOMMODATION

HALLWAY

Having understair storage and wooden floor

LOUNGE/DINING AREA

23'6 x 13'5 (into bay) (7.16m x 4.09m (into bay))

Having fireplace, laminated wooden floor, and french doors to rear

KITCHEN

11'3 x 8'8 (3.43m x 2.64m)

Having eye and low level units, tiling between units, wired for cooker, single drainer stainless steel sink unit, plumbed for washing machine.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

14' x 9'9 (to widest points) (4.27m x 2.97m (to widest points))

Having built in wardrobe and laminated wooden floor.

BEDROOM (2)

12'10 x 8'8 (3.91m x 2.64m)

Having built in wardrobes with cupboards over and laminated wooden floor.

BEDROOM (3)

8'2" x 8' (2.49m x 2.44m)

Having built in wardrobe, and laminated wooden floor

BATHROOM

Comprising bath with electric shower over, shower screen, WHB, WC, partly tiled walls and tiled floor

EXTERIOR FEATURES

Lawn to front

Lawn to rear with patio area

