

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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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.
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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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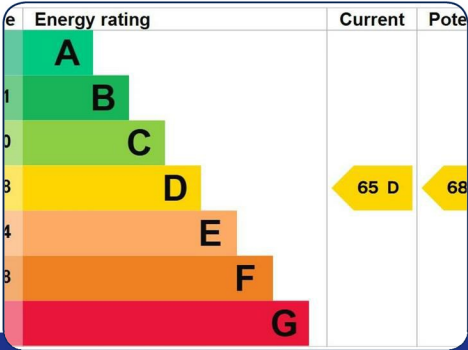
£185,000

FOR SALE



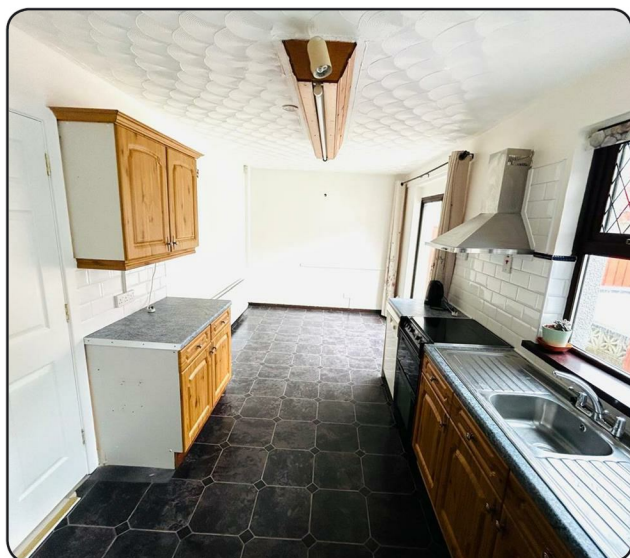
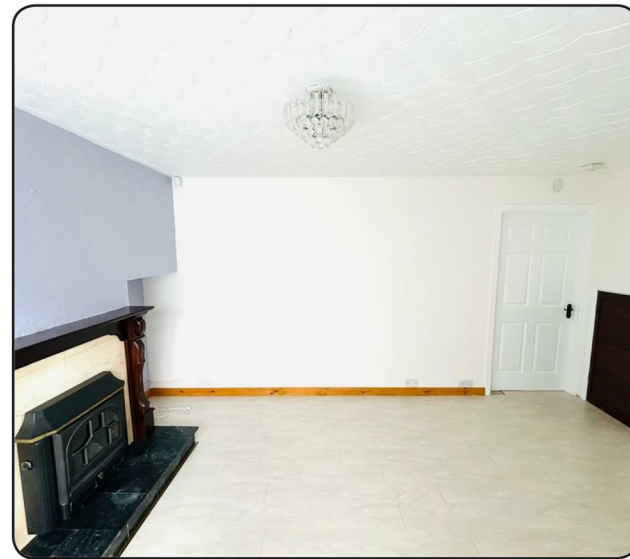
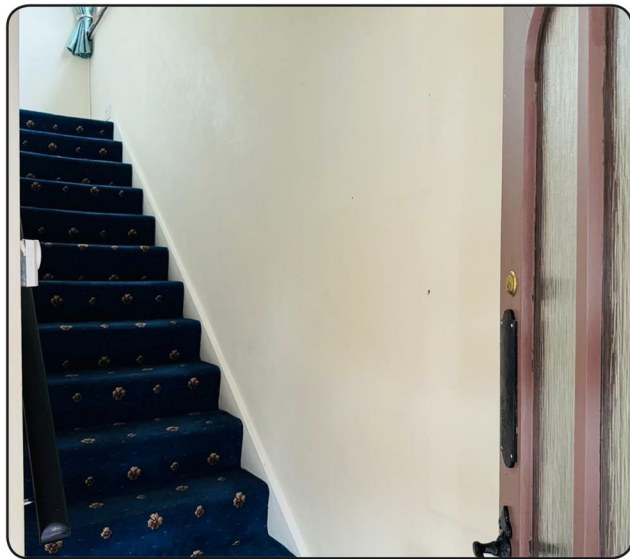
11 Woodland Drive, L'Derry, BT47 2PS

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having power points, wooden ceiling, tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE

16'1" x 12'10" wp (4.90m x 3.91m wp)

Having fireplace with mahogany surround, tiled hearth and inset, understairs storage, laminated wooden floor.

KITCHEN / DINING AREA

19'9" x 8'10" (6.02m x 2.69m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine and dishwasher, patio doors.

REAR HALLWAY

Having laminated wooden floor.

BEDROOM 4

13'2" x 12' (4.01m x 3.66m)

WET ROOM

Comprising fully tiled electric shower, whb with mixer taps and tiling around, wc, extractor fan.

FIRST FLOOR

BEDROOM 1

13' x 10'3" into wardrobe (3.96m x 3.12m into wardrobe)

Having built in wardrobes.

BEDROOM 2

11'2" x 9' (3.40m x 2.74m)

Having built in wardrobe.

BEDROOM 3

9'2" x 8'10" (2.79m x 2.69m)

SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, wc, wooden ceiling, chrome towel rail, fully tiled walls.

SEPARATE WC

Having wc and 1/2 height wooden panelled walls.

EXTERIOR FEATURES

Lawn to front bordered by wall and fence.

Lawn to rear bordered by wall and fence.

Paved patio area.

Concrete driveway.

Wheelchair accessible to side and rear.

Outside light and tap.

ESTIMATED ANNUAL RATES

£972.30 (MARCH 2025)

