

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel**  
**Henry**  
ESTATE AGENTS

£200,000

**FOR SALE**



**10 Summerhill, L'Derry, BT47 2PL**

- SEMI DETACHED HOUSE
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

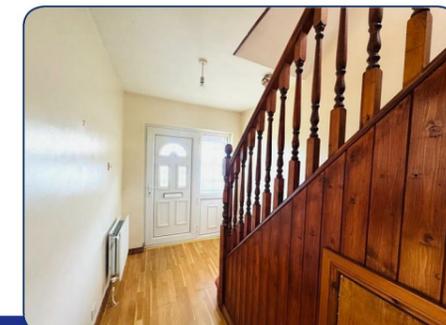
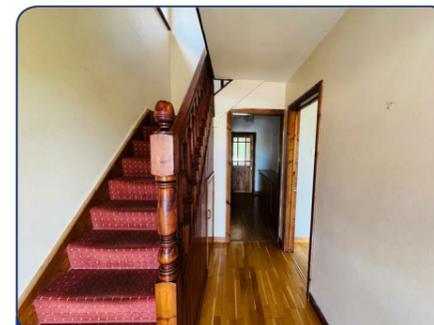
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALLWAY

Having understairs storage, semi-solid wooden floor.

### GUEST WHB & WC

Having fully tiled walls and floor.

### LOUNGE

22' x 13' (6.71m x 3.96m)

Having fireplace, ceiling cornicing, semi-solid wooden floor, double doors to Dining.

### DINING ROOM

10'1" x 9'10" (3.07m x 3.00m)

Having ceiling cornicing, semi-solid wooden floor, PVC patio doors to rear.

### KITCHEN

18' x 9'10" (5.49m x 3.00m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, plumbed for washing machine and dishwasher, wooden ceiling with recessed lighting, tiled floor, open plan to Study.

### STUDY

8'11" x 6'9" (2.72m x 2.06m)

Having built in cupboards and shelves, tiled floor.

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'5" x 11' (3.48m x 3.35m)

Having range of built in wardrobes.

### BEDROOM 2

11' x 10'3" (3.35m x 3.12m)

Having hotpress and built in wardrobes.

### BEDROOM 3

8'6" x 8' (2.59m x 2.44m)

Having ceiling cornicing and built in wardrobes.

### BATHROOM

Comprising bath, walk in electric shower, whb and wc, fully tiled walls.

## EXTERIOR FEATURES

Neat lawn to front.

Raised lawn to rear bordered by wall, fence and hedge.

Enclosed to rear by fence and gate.

Tarmac driveway.

### GARAGE

14'6" x 9'8" (4.42m x 2.95m)

Having up and over door, light and power points.

## ESTIMATED ANNUAL RATES

£1049.67 (MAY 2025)