

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

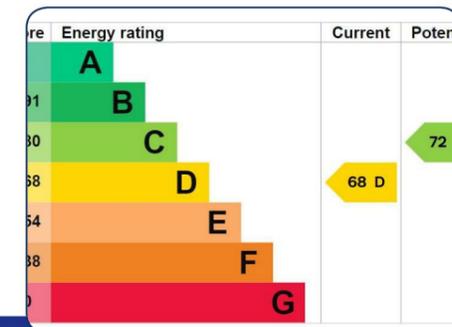
£159,950

FOR SALE

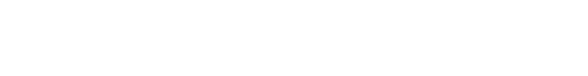


22 Holywood Avenue, Derry, BT47 2NA

- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- GAS FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- GARAGE
- EPC RATING - D



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ACCOMMODATION

SUN PORCH

Having tiled floor.

HALLWAY

Having understairs storage, tiled floor, toilet off.

LOUNGE

11'9" x 11'5" (3.58m x 3.48m)

Having tiled fireplace with electric inset.

FAMILY / DINING ROOM

21'4" x 10'7" (6.50m x 3.23m)

Having ornate fireplace with gas inset, ceiling cornicing, laminated wooden floor, ample dining space with storage off, patio doors to rear.

KITCHEN

11'9" x 7'9" (3.58m x 2.36m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, space for fridge / freezer, 1/2 tiled walls, tiled floor.

FIRST FLOOR

BEDROOM 1

11'1" x 10'6" wp (3.38m x 3.20m wp)

Having wall to wall built in wardrobes with sliding mirrored doors.

BEDROOM 2

11'4" x 9'9" wp (3.45m x 2.97m wp)

Having range of built in wardrobes, dressing table and lockers.

BEDROOM 3

8'6" x 7'6" (2.59m x 2.29m)

SHOWER ROOM

Comprising walk in shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Lawns to front and rear stocked with abundance of mature plants, trees and shrubs.

Driveway to side.

GARAGE

Having up and over dor, light and power points, side window and door. Utility area to rear plumbed for washing machine, space for tumble dryer.

ESTIMATED ANNUAL RATES

£1002.06 (FEB 2024)

