









Daniel Henry ESTATE AGENTS

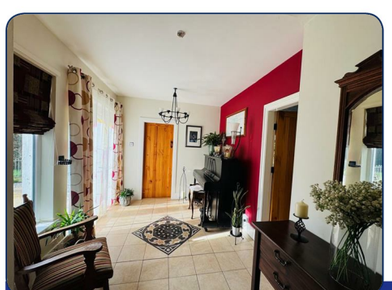
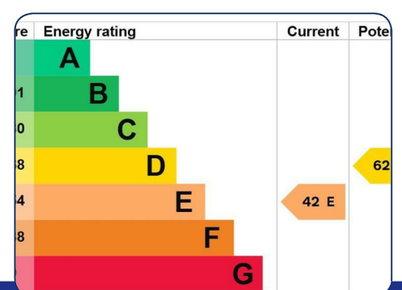
£339,950

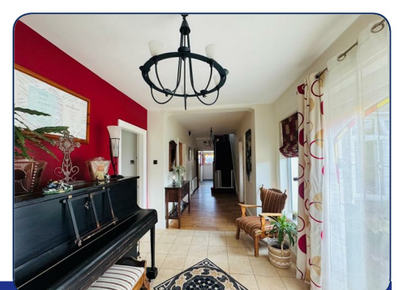
FOR SALE



116 Fincairn Road, L'Derry, BT47 3LE

- DETACHED HOUSE
- 4 BEDROOM/3 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- EXTENSIVE LAWNS
- GARAGE & OUTBUILDINGS
- EPC RATING - E



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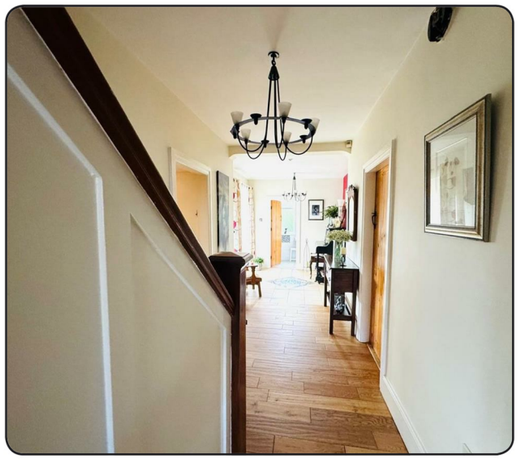
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VIEWING STRICTLY BY APPOINTMENT ONLY

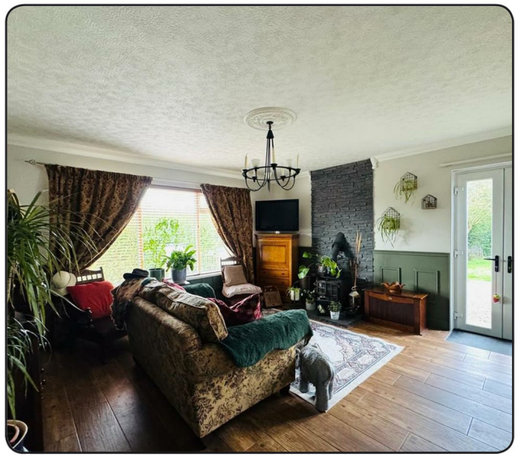
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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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ACCOMMODATION

HALLWAY
Having partly tiled and wooden floor.

GUEST WHB & WC
Having 1/2 tiled walls and tiled floor.

LOUNGE
15'5" x 14'2" (4.70m x 4.32m)
Having multi fuel stove, ceiling cornicing, 1/2 height wooden panelled walls, tiled floor, French doors to rear.

KITCHEN/DINING/LIVING
23'5" x 13'2" into bay (7.14m x 4.01m into bay)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, 'Esse' stove, wired for cooker, plumbed for dishwasher, ample dining space, tiled floor.

LIVING AREA
Having fireplace and ceiling cornicing, tiled floor.

BEDROOM 4
14'10" x 14' (4.52m x 4.27m)
Having laminated wooden floor.

REAR HALLWAY
Having tiled floor.

UTILITY ROOM
Having sink unit, plumbed for washing machine, storage.

FIRST FLOOR

LANDING
Having laminated wooden floor.

MASTER BEDROOM
13'5" x 12'1" (4.09m x 3.68m)
Having laminated wooden floor.

EN-SUITE
Comprising walk in shower, whb and wc, fully tiled walls and floor.

BEDROOM 2
14'9" x 12'10" (4.50m x 3.91m)
Having double built in wardrobe.

BEDROOM 3
11'4" x 8'11" (3.45m x 2.72m)
Having doubl built in wardrobe and laminated wooden floor.

FAMILY ROOM
14'3" x 12'11" (4.34m x 3.94m)
Having fireplace and laminated wooden floor.

READING ROOM OFF
13' x 7'8" (3.96m x 2.34m)
Having storage and laminated wooden floor.

BATHROOM
Comprising bath with shower fitting to taps, walk in shower, whb and wc, chrome radiator, fully tiled walls and floor.

EXTERIOR FEATURES
Extensive lawns stocked with abundance of plants, trees and shrubs.
Gravel driveway leading to Garage.
Outbuildings.
Outside light and tap.

ESTIMATED ANNUAL RATES
£





