

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£129,950

FOR SALE



116 Stevenson Park, L'Derry, BT47 3QU

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & EXTERNAL DOORS
- BLINDS INCLUDED IN SALE
- GARDEN TO FRONT
- CONCRETE YARD TO REAR
- EPC RATING -

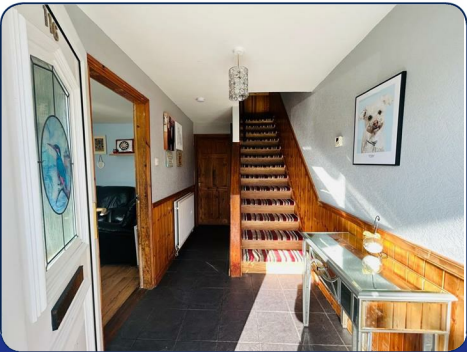
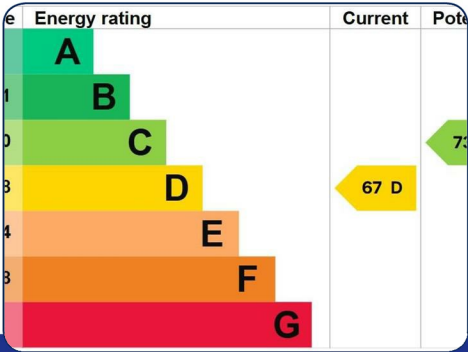
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

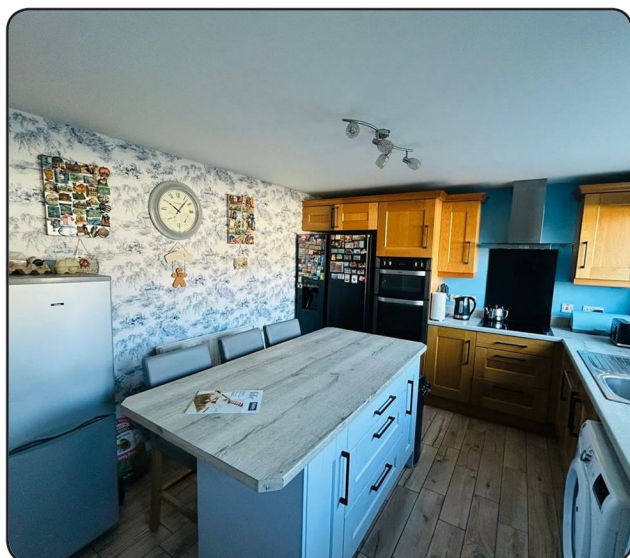
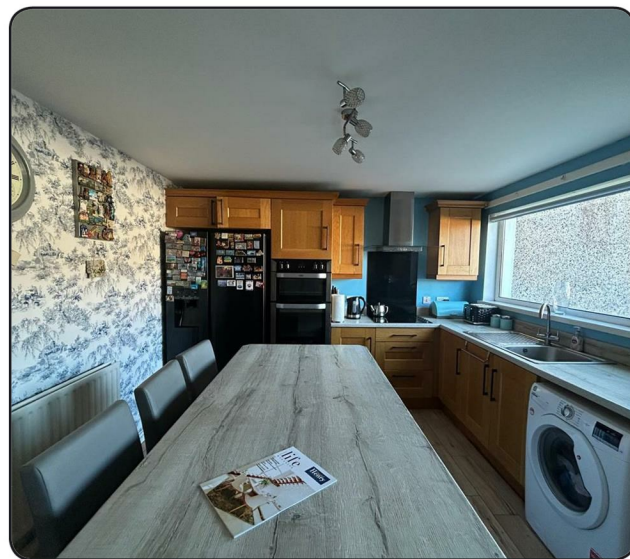
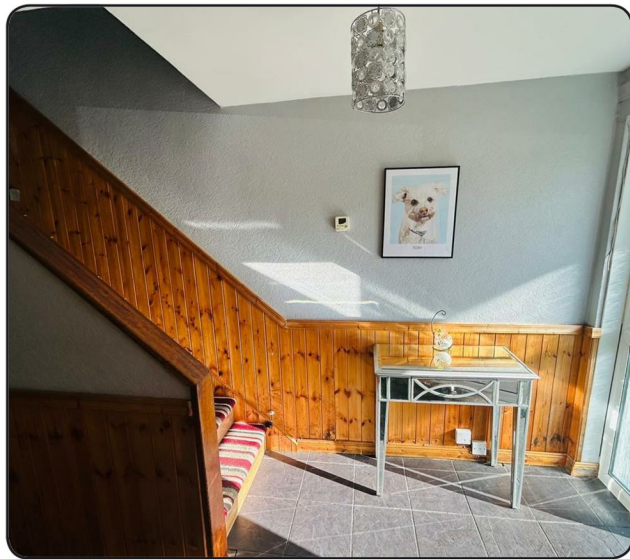


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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
www.propertypal.com



ACCOMMODATION

HALLWAY

Having 1/2 panelled walls and tiled floor.

LOUNGE

14'5" x 12'4" into bay (4.39m x 3.76m into bay)

Having ornamental fireplace and laminated wooden floor.

KITCHEN/DINING AREA

13'6" x 10'8" (4.11m x 3.25m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, integrated hob, double oven, stainless steel extractor fan, space for American style fridge/freezer, integrated dishwasher, plumbed for washing machine, space for tumble dryer, breakfast bar with storage under, tiled floor.

REAR HALLWAY

Having storage cupboard and 1/2 panelled walls.

FIRST FLOOR

LANDING

Having 1/2 panelled walls.

BEDROOM 1

12'4" x 11'5" (3.76m x 3.48m)

Having airing cupboard, built in wardrobe, laminated wooden floor.

BEDROOM 2

12'4"x 9'8" (3.76mx 2.95m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

9'5" x 7'4" (2.87m x 2.24m)

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb with mixer taps set in vanity unit, wc, extractor fan, PVC cladding to walls and ceiling.

EXTERIOR FEATURES

Garden to front enclosed by fence and gate.

Concrete yard to rear enclosed by fence.

Concrete shed with power points.

Garden shed with light and power points.

Outside light and tap.

ESTIMATED ANNUAL RATES

£560.00 (MARCH 2026)

