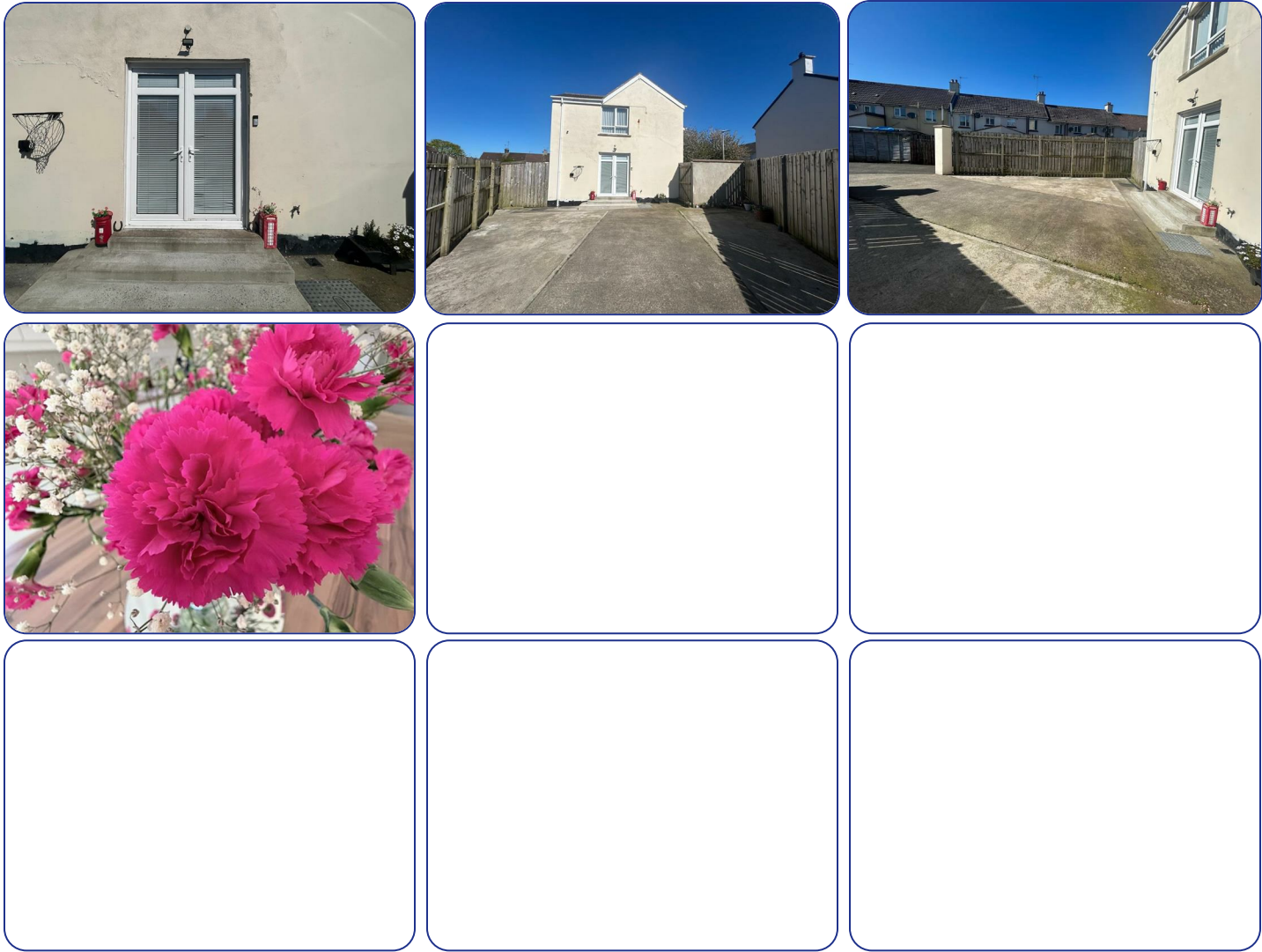


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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.

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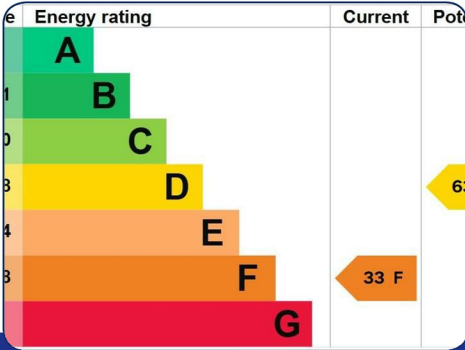
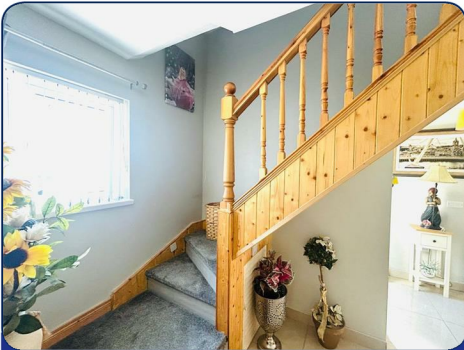
£160,000

FOR SALE

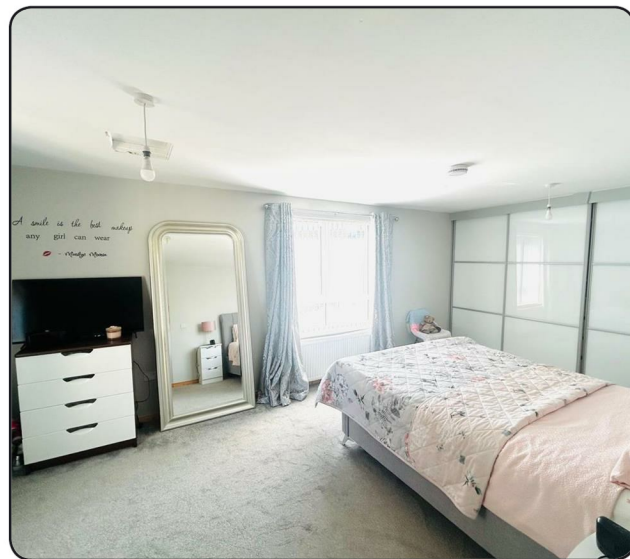
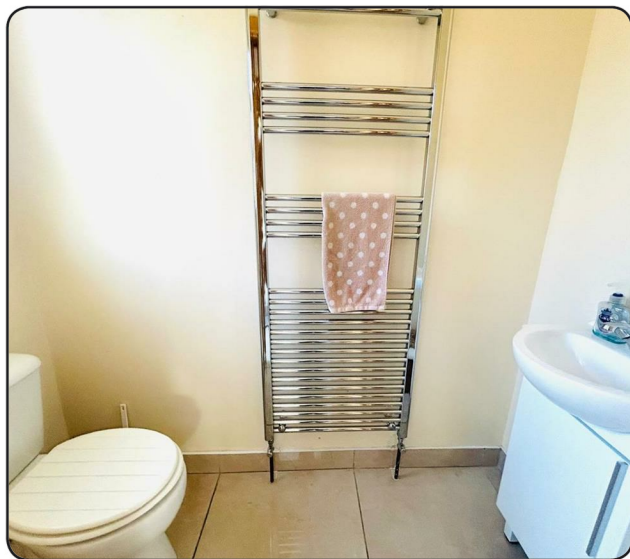


11 Ness Gardens, Waterside, BT47 2HH

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO FRONT & REAR
- SHED
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

18'10" x 9'6" (5.74m x 2.90m)

Having wood burning stove, laminated wooden floor.

KITCHEN/DINING AREA

20'9" x 15'6" (6.32m x 4.72m)

Having eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl sink unit with mixer taps, 'Beko' cooking centre, extractor hood, integrated dishwasher, space for fridge/freezer, centre island with breakfast bar and storage under, recessed lighting, French doors, tiled floor.

UTILITY ROOM

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, extractor fan, chrome towel rail, tiled floor.

REAR HALLWAY

Having tiled floor.

GUEST WHB & WC

Having whb set in vanity unit with mixer taps, wc, chrome towel rail, tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

18'6" x 11'8" (5.64m x 3.56m)

Having built in wardrobes with sliding doors.

BEDROOM 2

10'11" x 8'11" (3.33m x 2.72m)

Having built in wardrobes, hotpress, laminated wooden floor.

BEDROOM 3

9'11" x 9'8" (3.02m x 2.95m)

Having built in wardrobes with sliding doors, laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit with mixer taps, wc, chrome towel rail, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to front bordered by wall.

Yard to rear enclosed by fence and gate.

Shed with light and power points.

Concrete driveway.

Outside light, tap and power points.

ESTIMATED ANNUAL RATES

£916.00 (APRIL 2026)

