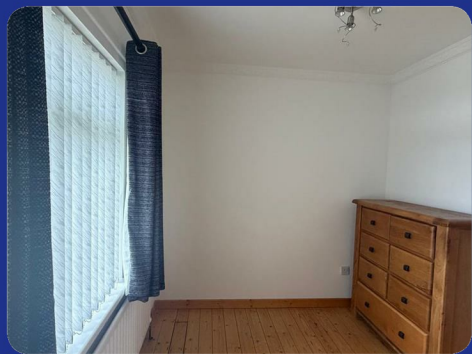


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

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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.
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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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£195,000



47 Lyndhurst Road, L'derry, BT47 5HS

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT AND REAR
- DRIVEWAY
- GARAGE
- EPC RATING-



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor, ceiling cornicing, understair storage.

LOUNGE/DINING

20'4" x 13'5" (wp) (6.22m x 4.11m (wp))

Having fireplace with electric inset, granite hearth, ceiling cornicing, laminated wooden floor.

KITCHEN/DINING

18'5 x 11'1 (to widest points) (5.61m x 3.38m (to widest points))

Having range of eye and low level units, hob, under oven, extractor hood, plumbed for washing machine and dishwasher, tiling between units, tiled floor, ample dining space, ceiling cornicing, built in cupboard.

FIRST FLOOR

LANDING

Having ceiling cornicing

BEDROOM (1)

12'11 x 9'1 (3.94m x 2.77m)

Having laminated wooden floor, ceiling coming

BEDROOM (2)

11'4 x 10' (to widest points) (3.45m x 3.05m (to widest points))

Having laminated wooden floor, ceiling coming

BEDROOM (3)

7'9 x 7'8 (2.36m x 2.34m)

Having laminated wooden floor, built in cupboard

SHOWER ROOM

Comprising walk in shower, WHB, WC, tiled walls and floor, chrome radiator.

EXTERIOR FEATURES

Garage

Lawn to front and rear

Driveway

GARAGE

Having up and over door.

PVC side window.

PVC side door.

ESTIMATED ANNUAL RATES:

£1130 (JULY'26)

