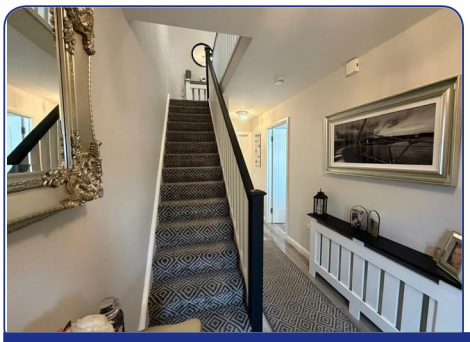
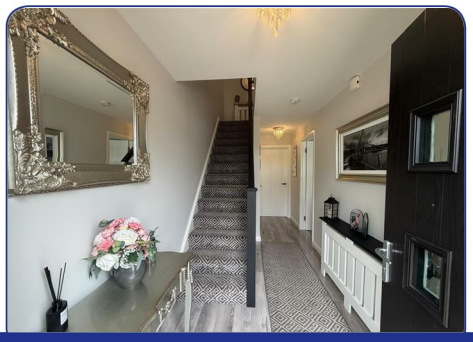
Daniel Henry
ESTATE AGENTS

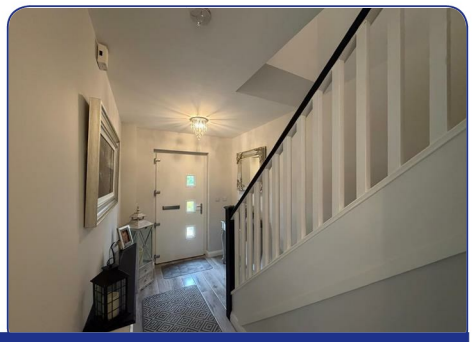
£220,000

13 Ashbrook Court, L'derry, BT47 3FA

- SEMI-DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC FRENCH DOORS
- PAVED PARKING TO FRONT
- LAWN TO REAR
- SHED
- EPC RATING- B







www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539

ACCOMMODATION

HALLWAY
Having laminated wooden floor

GUEST TOILET AND WHB
Having WC, WHB and tiled floor.

LOUNGE
13'11 x 11'11 (4.24m x 3.63m)
Having laminated wooden floor, ornamental fireplace with electric inset.

KITCHEN/DINING
18' x 14' (5.49m x 4.27m)
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, wine rack, centre island with breakfast bar, storage under. tiling between units, tiled floor, ample dining space, french doors to rear.

FIRST FLOOR

LANDING
Having airing cupboard

MASTER BEDROOM
11' x 10'11 (3.35m x 3.33m)

EN-SUITE
Comprising fully tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)
13'11 x 8'11 (4.24m x 2.72m)

BEDROOM (3)
9'3 x 8'8 (2.82m x 2.64m)

BATHROOM
Comprising bath with shower fitting to taps, WHB, WC part tiling around bath, tiled floor.

EXTERIOR FEATURES
Neat lawn to rear with decked patio area.

Paved patio to rear.

SHED
Having light and power points, side window and door.

ESTIMATED ANNUAL RATES
£1221 (approx sept 2026)

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 statemen: 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.