Daniel Henry
ESTATE AGENTS

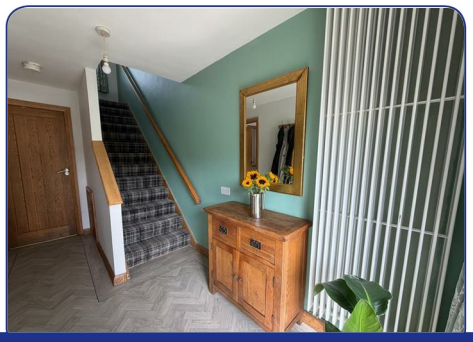
£145,000

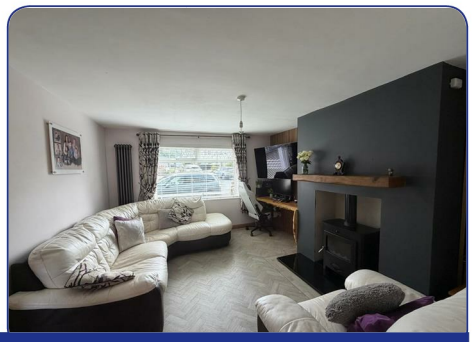


40 Faughan Crescent, L'derry, BT47 3LA

- END TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- OIL FIRED AND SOLID FUEL CENTRAL HEATING
- DRIVEWAY TO SIDE
- LAWNS TO FRONT AND REAR
- EPC RATING.







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ACCOMMODATION

HALL
Having understair storage, 'Amtico' style floor.

LOUNGE
13' x 11'6 (on widest points) (3.96m x 3.51m (on widest points))
Having multi-fuel stove and 'Amtico' type floor.

KITCHEN
11'7 x 10'10 (3.53m x 3.30m)
Having range of eye and low level units, concealed lighting under units, wired for cooker, stainless steel extractor hood, plumbed for dishwasher, dining space, tiled floor.

BATHROOM
Comprising bath with shower over, WHB set in vanity unit, WC, tiled walls and floor

FIRST FLOOR

LANDING

BEDROOM (1)
11'8 x 7'9 (3.56m x 2.36m)
Having laminated wooden floor

BEDROOM (2)
12'2 x 10'1 (3.71m x 3.07m)
Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (3)
10'10 x 6'6 (to widest points) (3.30m x 1.98m (to widest points))
Having laminated wooden floor.

EXTERIOR FEATURES
Neat lawns to front and rear.
Driveway to side.
Concrete yard to rear.

UTILITY SHED
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for freezer, tiled floor.

ESTIMATED ANNUAL RATES:
£763 APPROX (SEPT 2026)

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

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