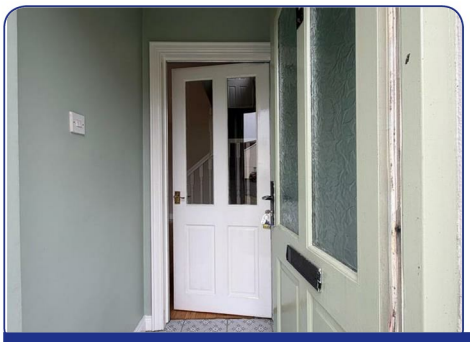
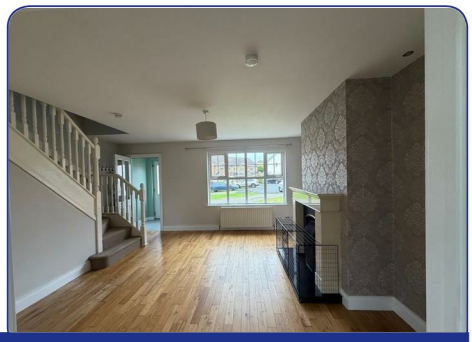
Daniel Henry
ESTATE AGENTS

£160,000

48 Lisneal, L'derry, BT47 6FD

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- DRIVEWAY
- CUL-DE-SAC LOCATION
- EARLY OCCUPATION
- EPC RATING D





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ACCOMMODATION

ENTRANCE HALL
Having tiled floor

LOUNGE
16'3 x 14' (4.95m x 4.27m)
Having semi-solid wooden floor, attractive fireplace with granite hearth, understair storage, open plan to kitchen.

KITCHEN
16'2 x 9'10 (4.93m x 3.00m)
having range of modern eye and low level units, 1 1/2 bowl sink set in 'Quartz' worktop, matching splash back, hob, underoven, extractor hood, plumbed for washing machine, integrated fridge freezer, tiled floor, recessed lighting.

FIRST FLOOR

LANDING
Having hotpress

BEDROOM 1
12'8 x 12'6 (3.86m x 3.81m)
Having range of built in wardrobes with sliding mirror doors, laminated wooden floor, additional built in cupboard.

BEDROOM (2)
11'5 x 9' (3.48m x 2.74m)
Having laminated wooden floor

BATHROOM
Conprising bath with electric shower over, shower screen, WHB set in vanity unit, WC, tiled walls and floor, chrome raidiator, recessed lighting.

EXTERIOR FEATURES
Neat lawn to front
Extensive lawn to rear
Enclosed to rear by fence and gate
Shed

ESTIMATED ANNUAL RATES:
£1038 APPROX (OCTOBER 2026)

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

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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