

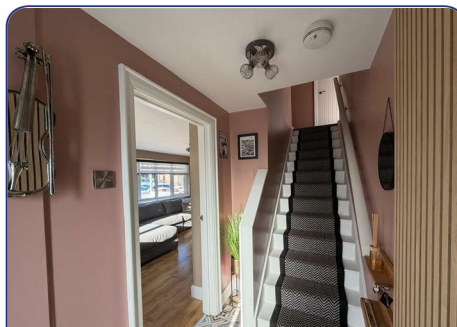
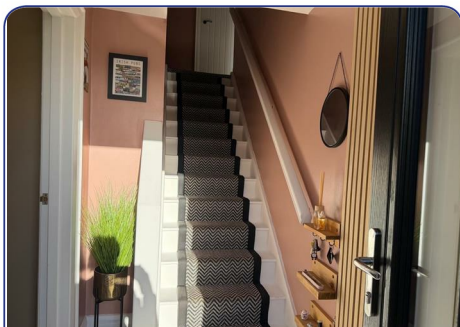
£189,950

FOR SALE



79 Lisfannon Park, Derry, BT48 9DU

- END TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- GAS FIRED CENTRAL HEATING
- PAVED YARD TO FRONT
- EPC RATING C



ACCOMMODATION

HALLWAY

Having tiled floor, cloaks cupboard.

LOUNGE

19'5 x 10'9 (5.92m x 3.28m)

Having stove set on Quartz hearth and tiled inset, laminated wooden floor, dual aspect.

KITCHEN

12' x 11' (3.66m x 3.35m)

Having excellent range of eye and low level units, Belfast sink with Quooker tap, integrated dishwasher, integrated fridge/freezer, spice cupboard, hob, underoven, stainless steel extractor hood, Quartz worktop with matching splash back, tiled floor, recessed lighting, ample dining space.

REAR HALWAY

Plumbed for washing machine, tiled floor.

BEDROOM (4)/FAMILY ROOM

12'6 x 11'8 (to widest points) (3.81m x 3.56m (to widest points))

Having lamianted wooden floor.

WET ROOM

Comprising electric shower, WHB set in vanity unit, WC, tiled walls and floor, recessed lighting, bluetooth mirror.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM (1)

12'4 x 11'7 (to widest points) (3.76m x 3.53m (to widest points))

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

BEDROOM (2)

14'3 x 9'6 (to widest points) (4.34m x 2.90m (to widest points))

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

BEDROOM (3)

11'6 x 8'10 (3.51m x 2.69m)

Having laminated wooden floor and recessed lighting,

BATHROOM

Comprising bath with shower over, shower screen, WHB set in vanity unit, WC, recessed lighting, tiled floor, black wall radiator.

EXTERIOR FEATURES

Paved yard to front bordered by wall.

Enclosed yard to rear.

ESTIMATED ANNUAL RATES:

£1038 APPROX (OCTOBER 2026)

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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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