Daniel Henry
ESTATE AGENTS

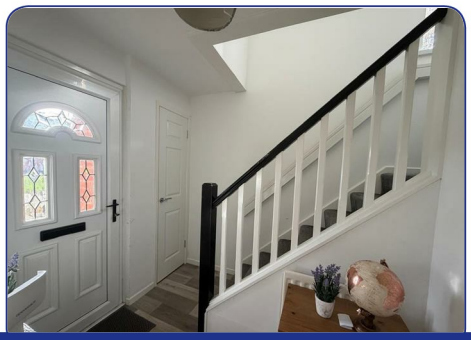
£159,950

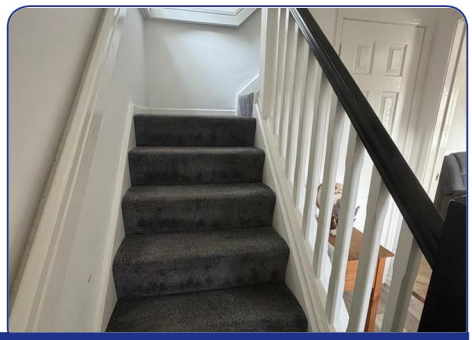


7 Faulkner Court, L'Derry, BT47 6GH

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PVC FASCIA & DOWNPIPES
- LAWNS TO FRONT AND REAR
- YARD TO REAR
- EPC RATING - D







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ACCOMMODATION

HALLWAY
Having storage cupboard and understairs storage.

LOUNGE
13'3" x 12'4" (to widest points) (4.04m x 3.76m (to widest points))
Having attractive ornamental fireplace.

KITCHEN / DINING AREA
20'7" x 7'11' (6.27m x 2.41m')
Having eye and low level units with under lighting, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob, integrated oven, stainless steel extractor hood, integrated fridge / freezer, plumbed for washing machine, tiled floor, ample dining space.

REAR HALLWAY
Having storage cupboard and tiled floor.

FIRST FLOOR

LANDING
Having storage cupboard

BEDROOM 1
12'3" x 9'7" (to widest points) (3.73m x 2.92m (to widest points))

BEDROOM 2
10'7 x 9'2" (to widest points) (3.23m x 2.79m (to widest points))

BEDROOM 3
9'7" x 8' (into built in wardrobe) (2.92m x 2.44m (into built in wardrobe))

BATHROOM
Comprising bath with electric shower over, shower screen, whb, wc, part wall tiling, hotpress.

EXTERIOR FEATURES
Lawns to front and rear.
lawn and yard to rear rear enclosed by fence and gate.
Paved driveway.
Outside light and tap

ESTIMATED ANNUAL RATES
£763 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.