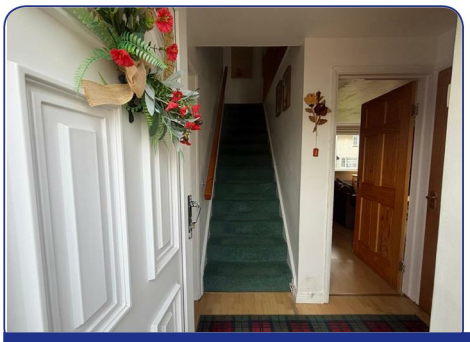
Daniel Henry
ESTATE AGENTS

£149,950



32 Shearwater Way, L'Derry, BT47 6LF

- END TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO FRONT
- YARD TO REAR
- EPC RATING







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ACCOMMODATION

HALL
Having laminated wooden floor, understair storage, cupboard off.

GUEST TOILET
Having WC, WHB, 1/2 tiled walls, tiled floor.

LOUNGE
18' x 12'9 (to widest points) (5.49m x 3.89m (to widest points))
Having ornamental fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN
11'9 x 8'9 (3.58m x 2.67m)
Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer, plumbed for washing machine, tiling between units, tiled floor.

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DINING AREA
11'10 x 8'11" (3.61m x 2.72m)
Having laminated wooden floor.

FIRST FLOOR

LANDING

BEDROOM (1)
13'2 x 11'10 (to widest points) (4.01m x 3.61m (to widest points))
Having laminated wooden floor

BEDROOM (2)
8'11 x 7' (2.72m x 2.13m)
Having laminated wooden floor

BEDROOM (3)
15'3 x 8' (to widest points) (4.65m x 2.44m (to widest points))
Having built in wardrobe and laminated wooden floor.

BEDROOM (4)
10' x 9'11 (3.05m x 3.02m)
Having laminated wooden floor

BATHROOM
Comprising bath, walk in electric shower, WHB set in vanity unit, WC, tiled walls and floor.

EXTERIOR FEATURES
Neat lawn to front
Shed to rear with light and power points
Yard enclosed by wall, fence and gate.

ESTIMATED ANNUAL RATES:
£733 APPROX (NOVEMBER 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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