

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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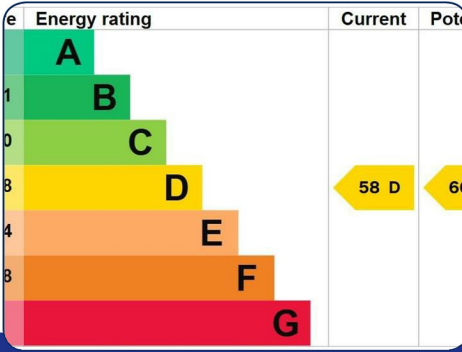
£129,950

FOR SALE



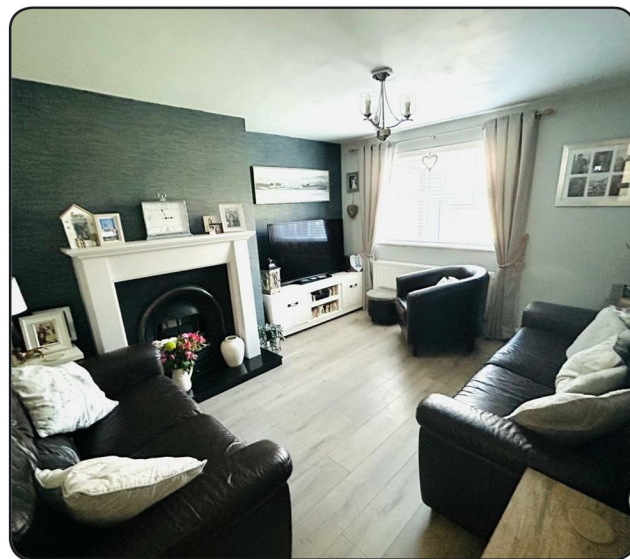
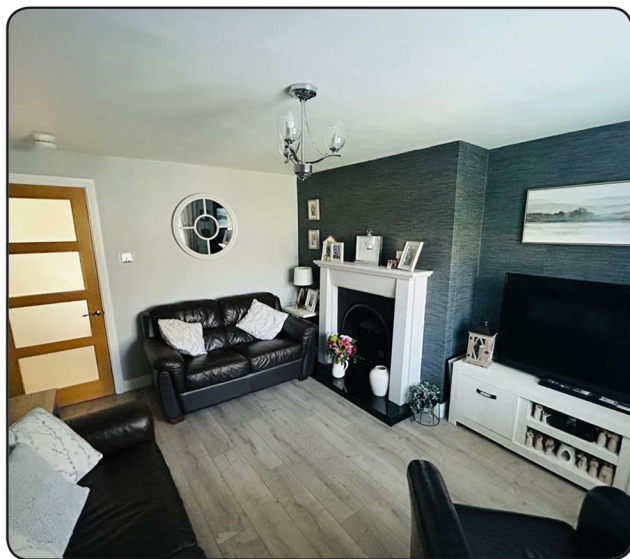
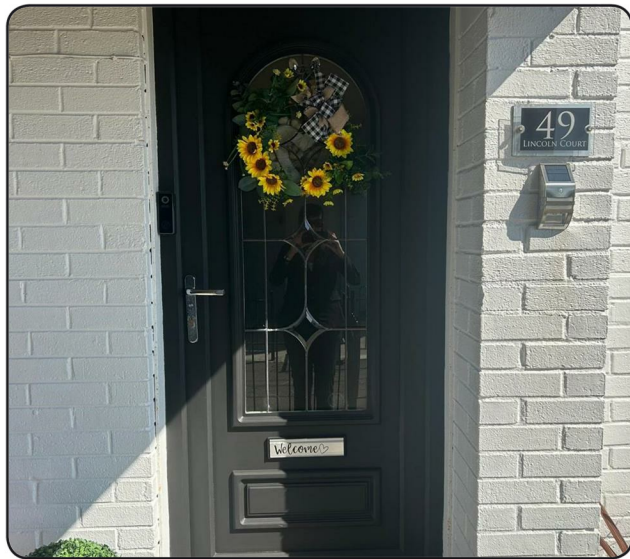
49 Lincoln Court, L'Derry, BT47 5NT

- END TERRACE HOUSE
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- OAK INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR LAID IN ARTIFICIAL GRASS
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

13'2" x 11'9" wp (4.01m x 3.58m wp)

Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

19'5" x 7'10" wp (5.92m x 2.39m wp)

Having range of eye and low level units, glazed display cupboards, tiling between units, 1/1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, space for tumble dryer and fridge /freezer, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

10'10" x 10'10" (3.30m x 3.30m)

having toilet, whb set in vanity unit, , wc, tiled floor.

BEDROOM 2

14'1" x 8'2" (4.29m x 2.49m)

Having laminated wooden floor.

BEDROOM 3

11'8" x 7'7" (3.56m x 2.31m)

Having laminated wooden floor.

BEDROOM 4

8'5" x 7' wp (2.57m x 2.13m wp)

Having laminated wooden floor.

BATHROOM

Comprising bath with mixer taps and tiling around, electric shower over bath, whb with mixer taps set in vanity unit, wc, tiled floor.

EXTERIOR FEATURES

Yard to front enclosed by fence and gate.

Garden to rear laid in artificial grass with decked patio area bordered by fence and gate.

Outside light and tap.

ESTIMATED ANNUAL RATES

£600.05 (APRIL 2025)

