

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel
Henry
ESTATE AGENTS

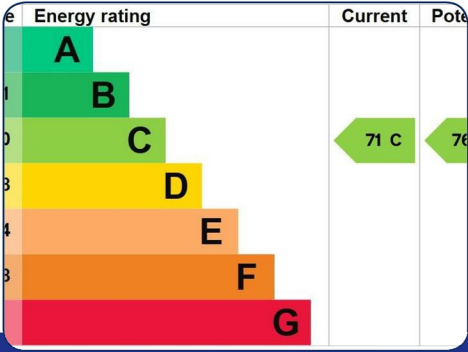
£155,000

FOR SALE

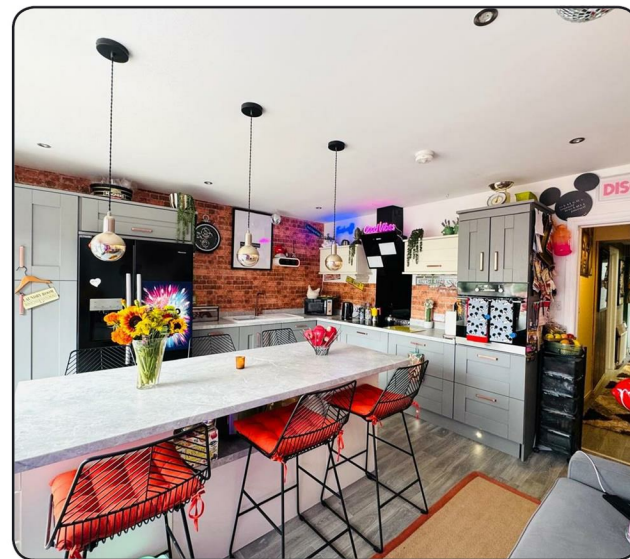
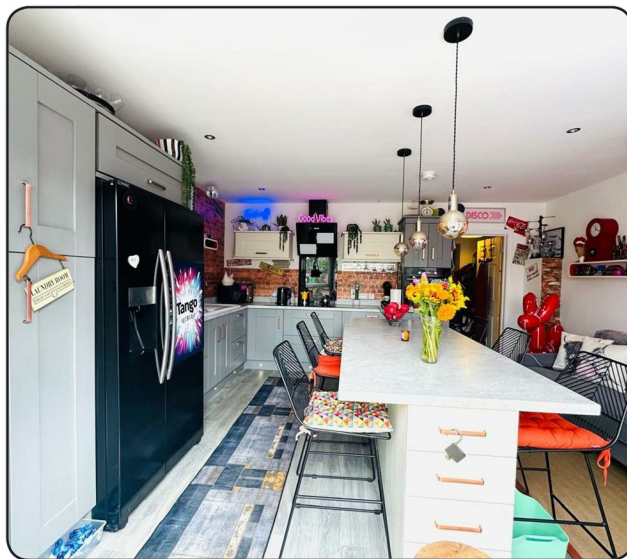
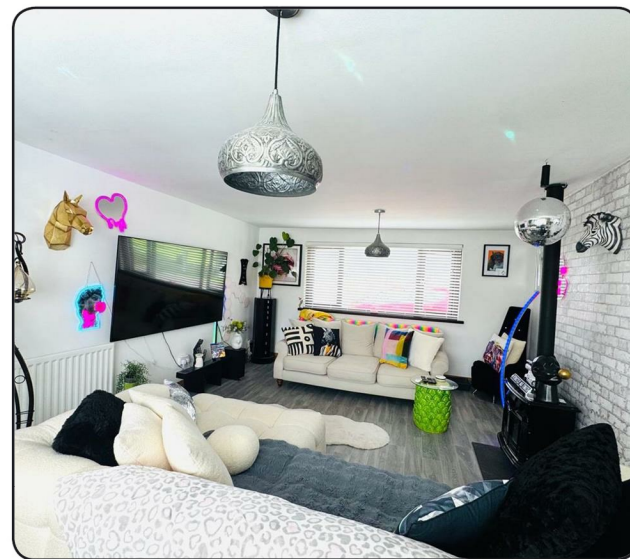
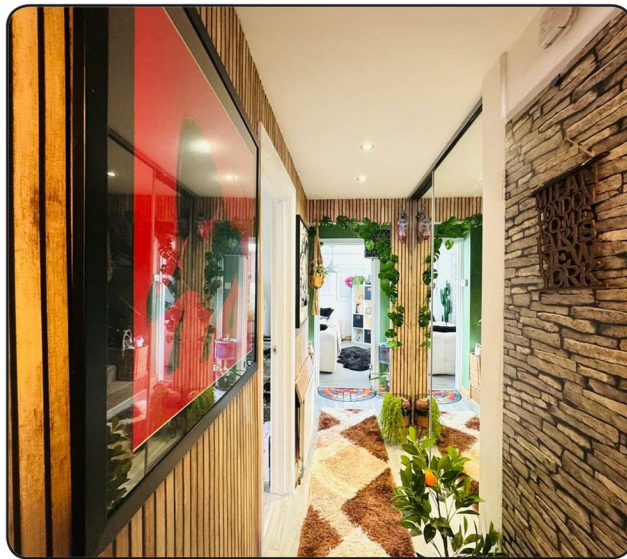


25 Heron Way, L'Derry, BT47 6LD

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- LAWN TO FRONT AND YARD TO REAR WITH COVERED SITTING AREA.
- EPC RATING -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having cupboard with sliding mirrored doors and recessed lighting.

LOUNGE

18'1" x 13'9" wp (5.51m x 4.19m wp)

Having dual aspect and glazed door to Hallway.

KITCHEN / DINING AREA

15'7" x 14'3" (4.75m x 4.34m)

Having range of eye and low level units, 1 1/2 bowl ceramic sink unit with mixer taps, hob with black splash back and matching extractor hood, oven, space for American style fridge/freezer, plumbed for washing machine and dishwasher, centre island with storage, feature skirting lighting, French doors to rear.

MASTER BEDROOM

12'5" x 8'2" (3.78m x 2.49m)

Having understairs storage.

WET ROOM

Comprising fully tiled shower, whb set in vanity unit with mixer taps, wc, extractor fan, recessed lighting, chrome radiator, tiled floor.

FIRST FLOOR

LANDING

Having ceiling cornicing.

BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)

Having double built in wardrobe and ceiling cornicing, laminated wooden floor.

BEDROOM 3

12'2" x 8'2" (3.71m x 2.49m)

Having double built in storage and ceiling cornicing.

BEDROOM 4

11' x 6'5" (3.35m x 1.96m)

Having storage cupboard.

BATHROOM

Comprising bath with mixer taps, walk in shower with PVC cladding, whb and wc, recessed lighting.

EXTERIOR FEATURES

Lawn to front enclosed by fence.

Concrete yard to rear enclosed by wall and gate.

Feature seating and dining area.

Outside light and power point.

ESTIMATED ANNUAL RATES

£606.48 (JULY 2025)

