

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.



£205,000



11 Ashbrook Court, L'Derry, BT47 3FA

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- PAVED PARKING TO FRONT
- LAWN TO REAR
- CABIN
- VIEWS OVER OPEN COUNTRYSIDE
- EPC RATING - B

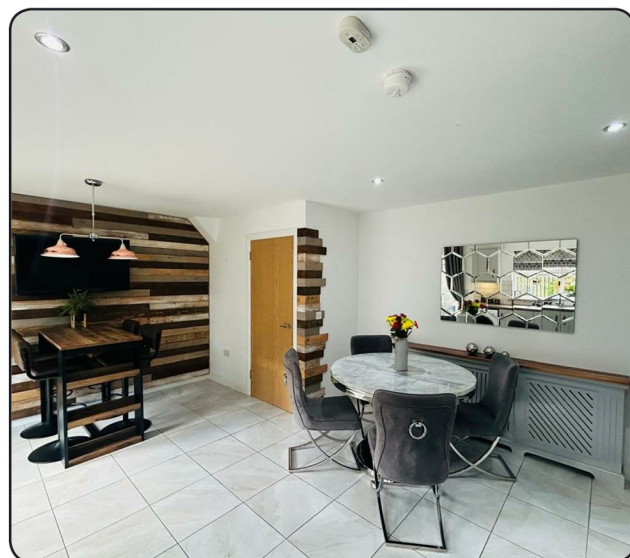
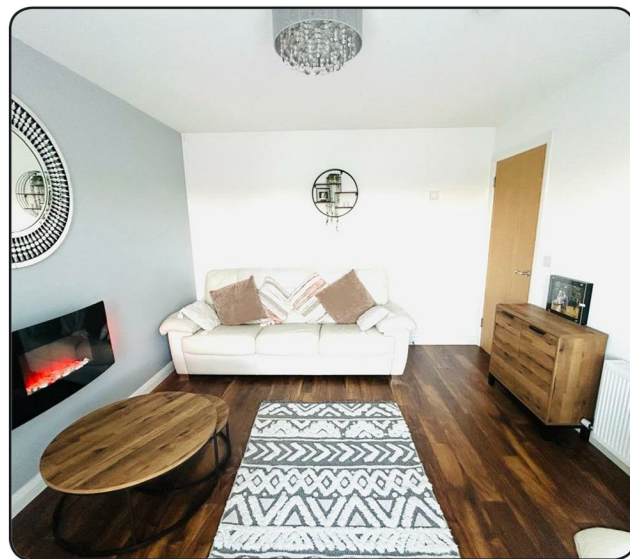
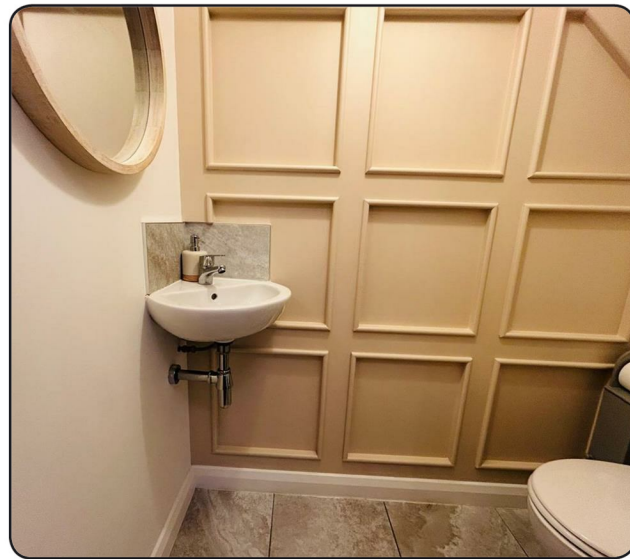
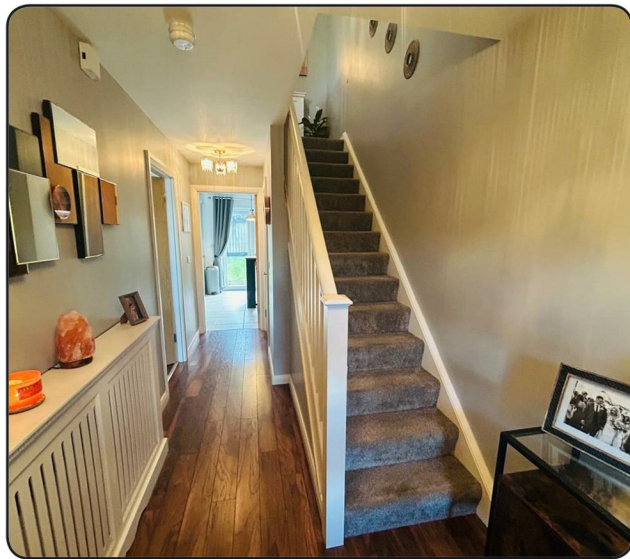


Energy rating	Current	Pot
A		
B	83 B	8
C		
D		
E		
F		
G		



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

13'11" x 11'1" (4.24m x 3.38m)

Having ornamental electric fire, laminated wooden floor.

KITCHEN/DINING AREA

17'10" x 14'2" (5.44m x 4.32m)

Having excellent range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge/freezer, plumbed for washing machine, tiled floor, ample dining space, French doors to patio.

FIRST FLOOR

LANDING

Having airing cupboard.

MASTER BEDROOM

11' x 10'11" (3.35m x 3.33m)

Having feature panelled wall, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

13'11" x 8'11" (4.24m x 2.72m)

BEDROOM 3

9'3" x 8'8" (2.82m x 2.64m)

Having built in wardrobes and laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps and tiling around, shower screen, whb and wc, tiled floor.

EXTERIOR FEATURES

Paved parking to front.

Neat lawn to rear.

Paved patio area.

Cabin with light and power points.

Decked barbecue and Pergola with built in furniture.

ESTIMATED ANNUAL RATES

£1166.30 (NOV 2025)

