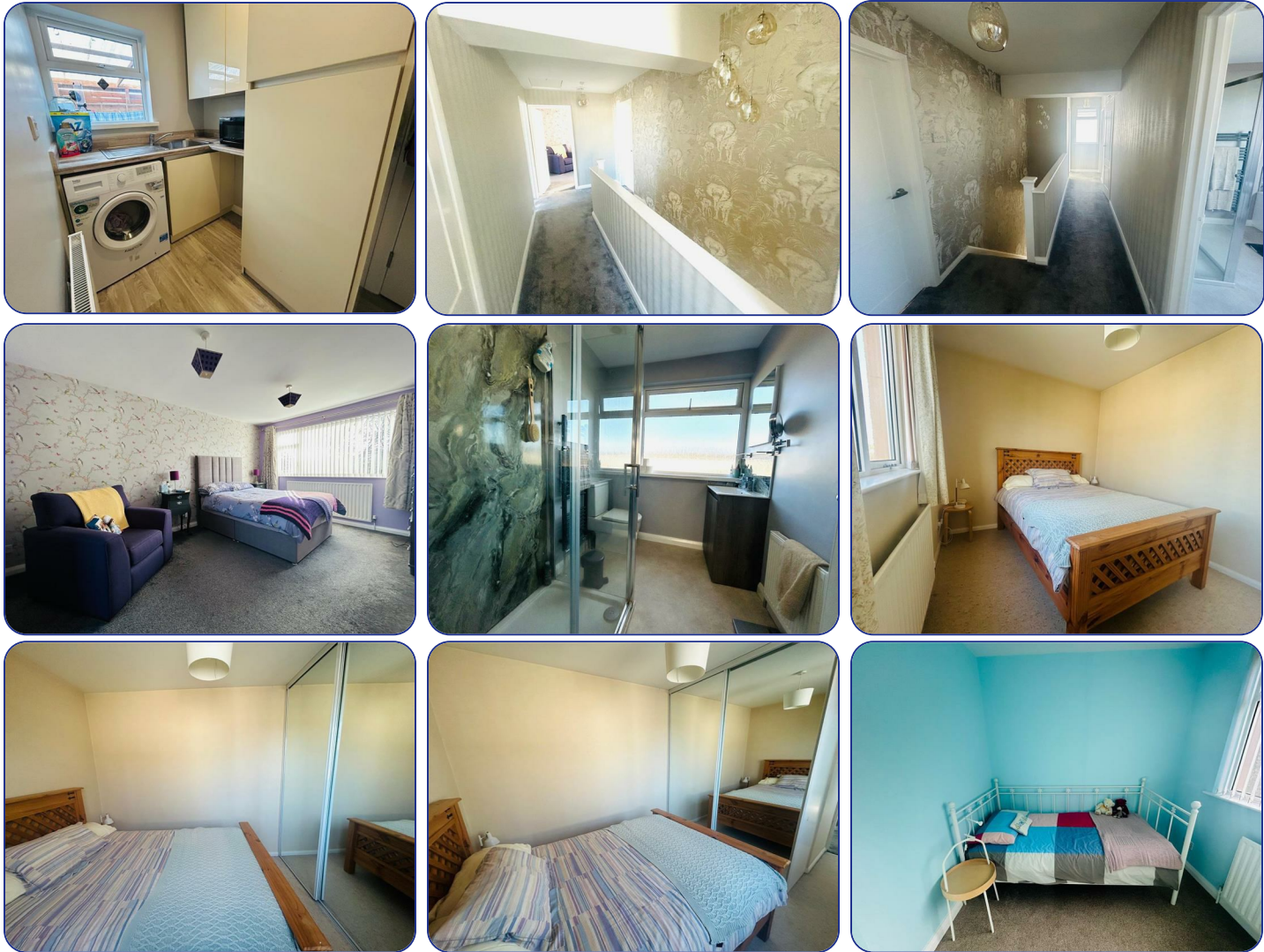


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.

Daniel Henry
ESTATE AGENTS

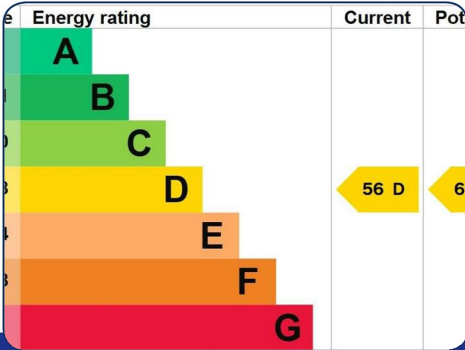
£230,000

FOR SALE



3 Heather Drive, L'Derry, BT47 3QE

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having built in storage and laminated wooden floor.

HALLWAY

Having storage cupboard and laminated wooden floor.

GUEST WHB & WC

Having whb with mixer taps and tiling around, wc, extractor fan.

LOUNGE

17'6" x 11'10" wp (5.33m x 3.61m wp)

Having attractive fireplace, ceiling cornicing and laminated wooden floor.

FAMILY ROOM

8'5" x 8'3" (2.57m x 2.51m)

Having laminated wooden floor.

KITCHEN/DINING AREA

19'9" x 9'2" (6.02m x 2.79m)

Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, integrated dishwasher, larder, French doors, recessed lighting.

REAR HALLWAY

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

16' x 10'5" (4.88m x 3.18m)

Having walk in wardrobe with light.

EN-SUITE

Comprising walk in electric shower with PVC cladding to walls, whb set in vanity unit with mixer taps and PVC cladding around, extractor fan, black towel radiator.

BEDROOM 2

13'8" x 8'3" (4.17m x 2.51m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

11'3" x 8'8" (3.43m x 2.64m)

Having built in cupboard.

BEDROOM 4

9'2" x 8'2" (2.79m x 2.49m)

BATHROOM

Comprising bath with mixer taps and PVC cladding around, walk in electric shower with PVC cladding, whb set in vanity unit with mixer taps and PVC cladding around, black towel rail.

EXTERIOR FEATURES

Car port to side.

Garden to front bordered by fence.

Garden to rear enclosed by fence.

Decking area to rear.

Outside light and tap.

GARAGE

15'9" x 10'2" (4.80m x 3.10m)

Having electric roller door, light, side door.

ESTIMATED ANNUAL RATES

£1400.00 (MARCH 2026)

