SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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.

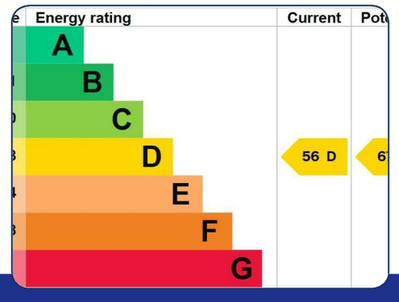
www.danielhenry.co.uk
www.propertypal.com

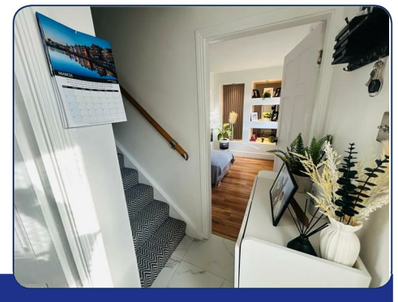
Daniel Henry ESTATE AGENTS

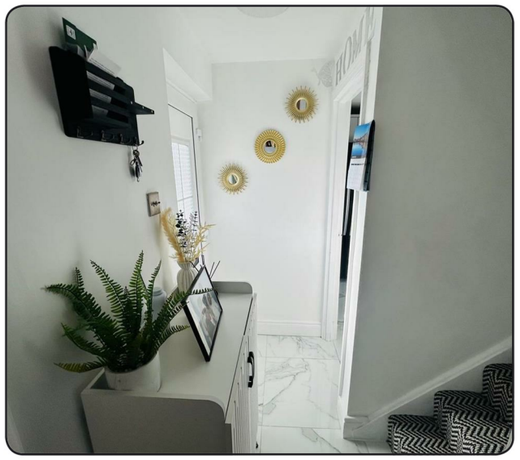
£145,000

174 Lincoln Court, L'Derry, BT47 5NX

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT
- CONCRETE YARD TO REAR
- EPC RATING - D







ACCOMMODATION

HALLWAY
Having tiled floor.

LOUNGE
18'3" x 10'9" (5.56m x 3.28m)
Having media wall with feature fire, space for T.V, shelving and recessed lighting, laminated wooden floor.

KITCHEN/DINING AREA
18'5" x 12'5" (5.61m x 3.78m)
Having eye and low level units, tiling between units, 1 1/2 bowl black sink unit with mixer taps, integrated hob, extractor fan, integrated oven and microwave, integrated dishwasher, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer, understairs storage, recessed lighting, tiled floor.

FIRST FLOOR

LANDING
Having hotpress.

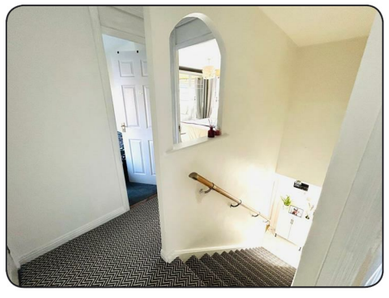
BEDROOM 1
11'8" x 10'8" (3.56m x 3.25m)
Having wardrobe.

BEDROOM 2
13' x 9'1" (3.96m x 2.77m)
Having built in wardrobe.

BEDROOM 3
8'8" x 8'8" (2.64m x 2.64m)

BATHROOM
Comprising bath with mixer taps and electric shower over, shower screen, whb set in vanity unit with mixer taps, chrome towel rail, fully tiled walls, tiled floor.

SEPARATE WC
Having tiled floor.

EXTERIOR FEATURES
Lawn to front enclosed by wall, fence and gate.
Concrete yard to rear.
Pebbled area to rear.
Outside light and tap.
Access to mews.

ESTIMATED ANNUAL RATES
£571.00 (MARCH 2026)