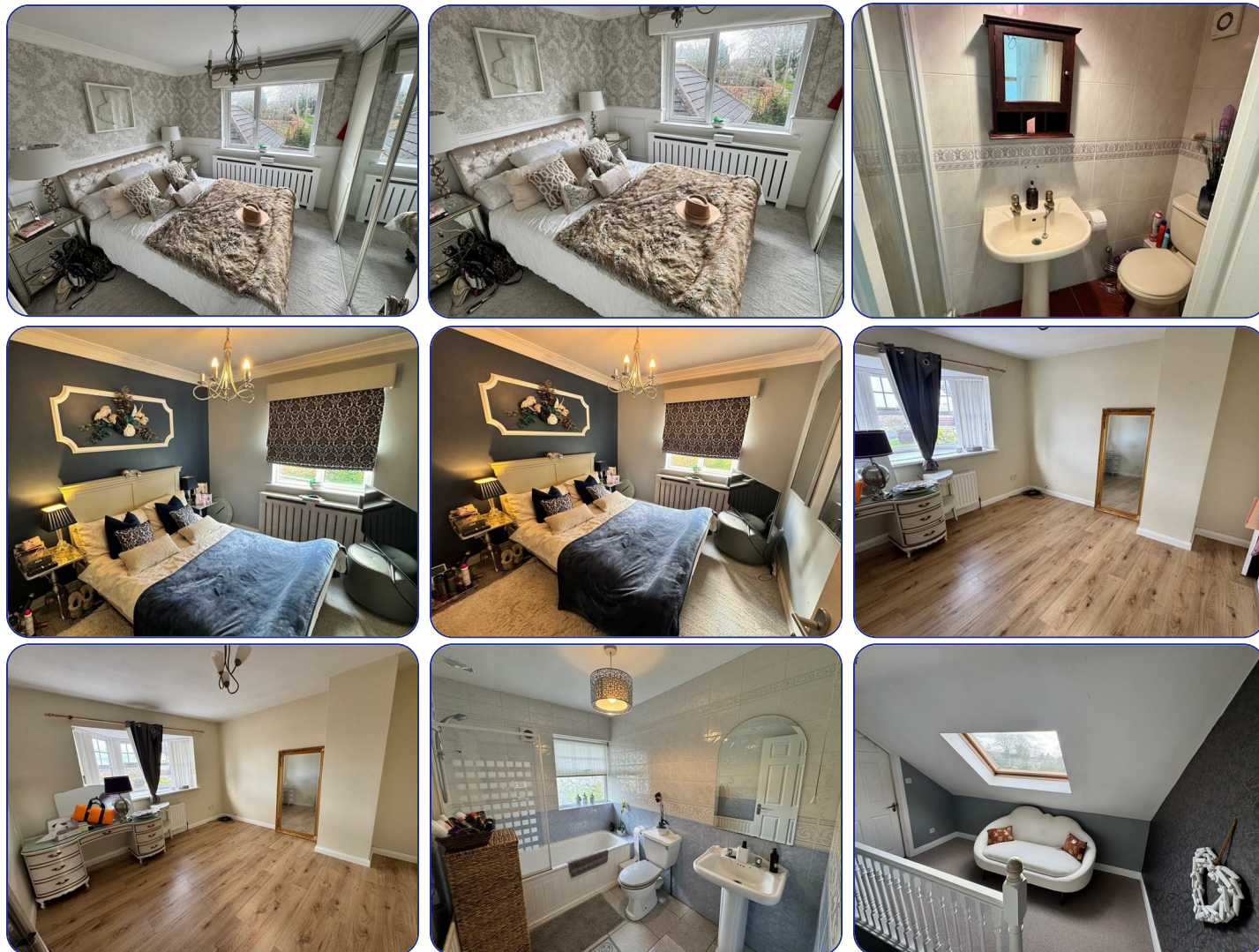


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

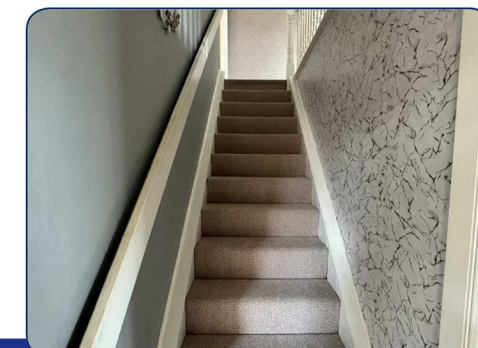
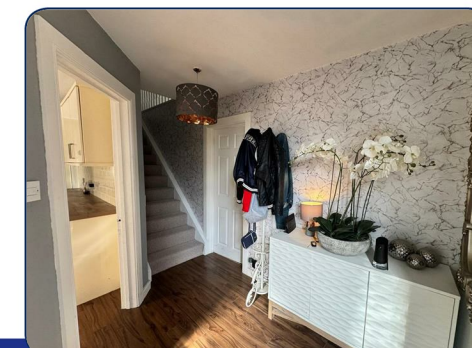
£247,500

FOR SALE



6 Copperfield Mews, Waterside, BT47 5DF

- SEMI DETACHED HOUSE
- 5 BEDROOM/2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS (except velux)
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Plumbed for whb and wc.

LOUNGE/DINING AREA

21'6" x 14' wp (6.55m x 4.27m wp)

Having attractive fireplace, ceiling cornicing and centre rose, understairs storage, laminated wooden floor.

KITCHEN

16'3" x 9'7" (4.95m x 2.92m)

Having eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, space for fridge/freezer, plumbed for dishwasher, breakfast bar, laminated wooden floor.

CONSERVATORY

9'10" x 9'10" (3.00m x 3.00m)

Having French doors and laminated wooden floor.

FIRST FLOOR

LANDING

Having hotress and storage cupboard.

MASTER BEDROOM

11'8" x 11'8" wp (3.56m x 3.56m wp)

Having built in wardrobe and laminated wooden floor.

EN-SUITE

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

BEDROOM 2

9'9" x 9'7" (2.97m x 2.92m)

Having built in wardobes with sliding doors, feature panelled wall.

BEDROOM 3

9'8" x 9'5" (2.95m x 2.87m)

Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, fully tiled walls and floor.

SECOND FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 4

16'1" x 9'2" wp (4.90m x 2.79m wp)

Having laminated wooden floor.

BEDROOM 5

12' x 8'6" wp (3.66m x 2.59m wp)

Having laminated wooden floor.

EXTERIOR FEATURES

Paved patio area to rear.

Tarmac driveway.

Outside light and tap.

GARAGE

18'10" x 14'3" (5.74m x 4.34m)

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, light and power points, PVC side window and double doors, roller door to front, Slingsby ladder leading to attic.

ESTIMATED ANNUAL RATES

£1225.00 (MARCH 2026)

