

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£190,000

FOR SALE



32 Leenan Gardens, Derry, BT48 9NG

- MID TERRACE HOUSE
- 3 BEDROOM/2 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- LAWNS TO FRONT & REAR
- DECKED & PAVED PATIO AREA TO REAR
- SHED
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

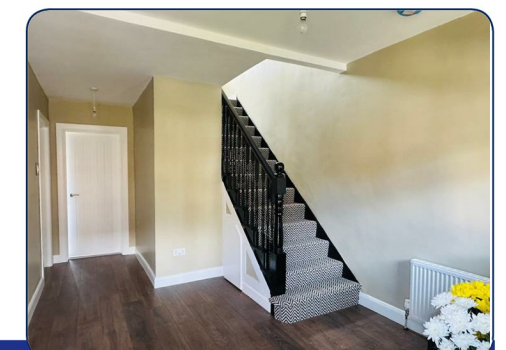
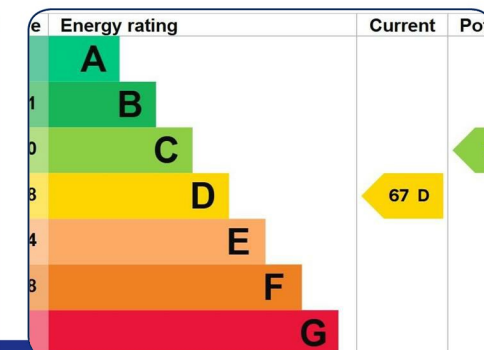
Agent:

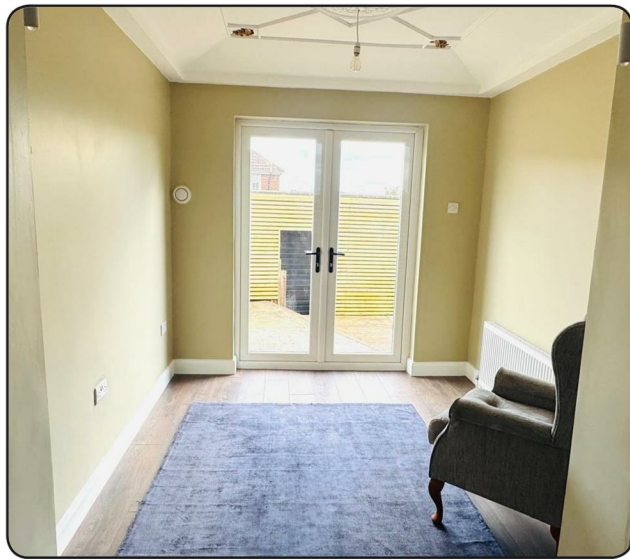
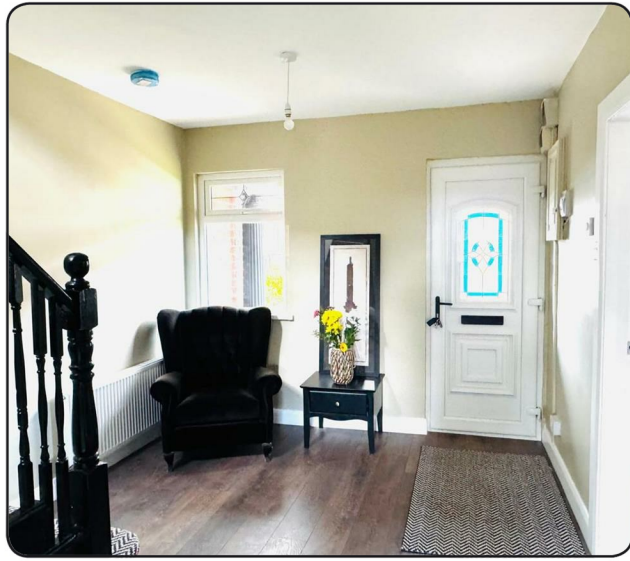


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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





ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

13'7" x 13'5" wp (4.14m x 4.09m wp)

Having ornamental fireplace with electric inset, wooden floor.

FAMILY ROOM

14'11" x 13'5" (4.55m x 4.09m)

Having ceiling cornicing, laminated wooden floor, French doors.

KITCHEN

15'4" x 11'6" wp (4.67m x 3.51m wp)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer, breakfast bar, black wall radiator, laminated wooden floor.

FIRST FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 1

12'2" x 9'3" into wardrobe (3.71m x 2.82m into wardrobe)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

9'8" x 9'3" wp (2.95m x 2.82m wp)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

9'10" x 8'5" (3.00m x 2.57m)

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb with mixer taps and tiling around, wc, wall radiator.

EXTERIOR FEATURES

Lawn to front bordered by wall and gate.

Garden to rear with decked and paved patio area.

Outside tap.

ESTIMATED ANNUAL RATES

£1008.00 (APRIL 2026)

