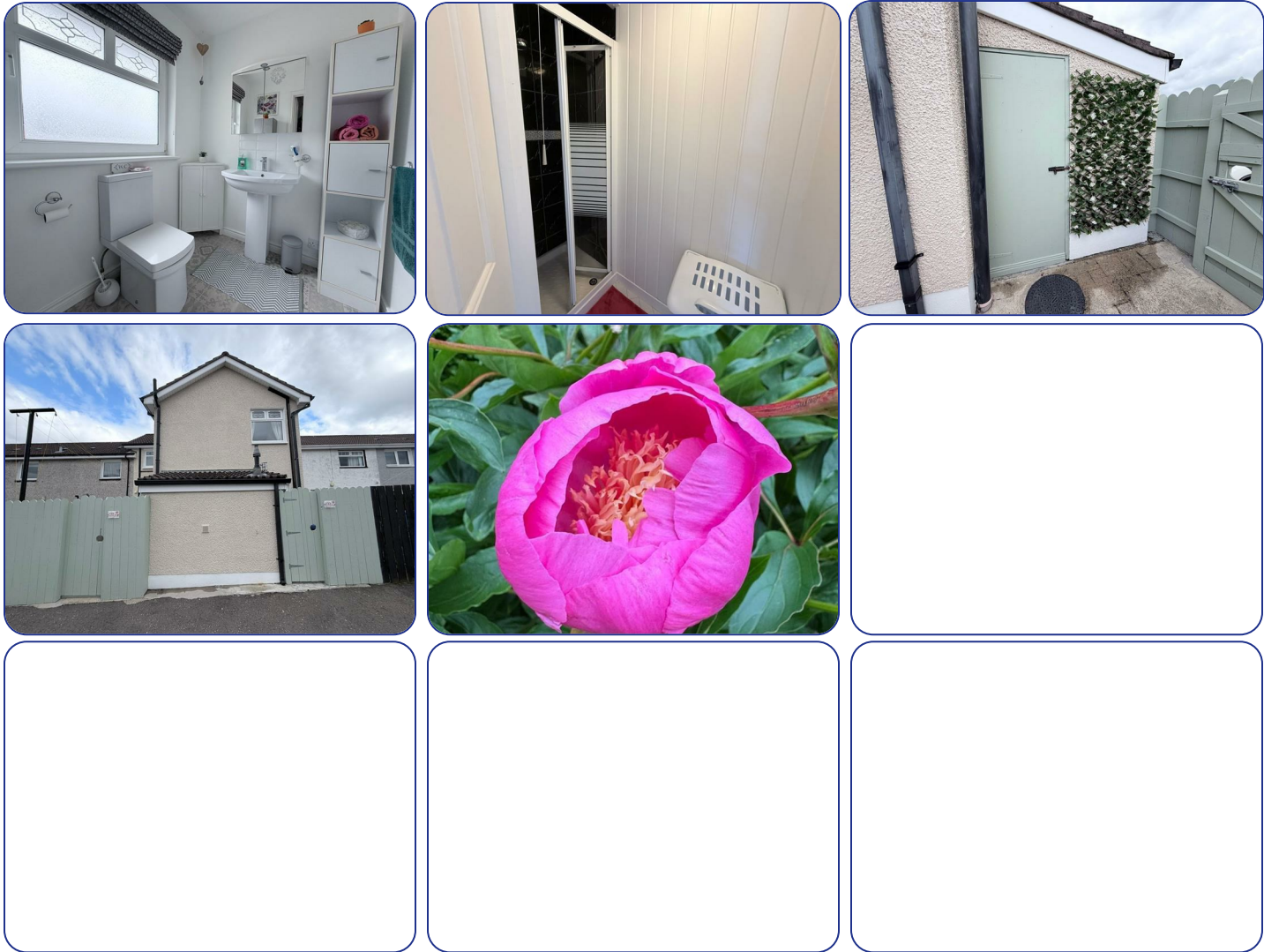


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£160,000

FOR SALE

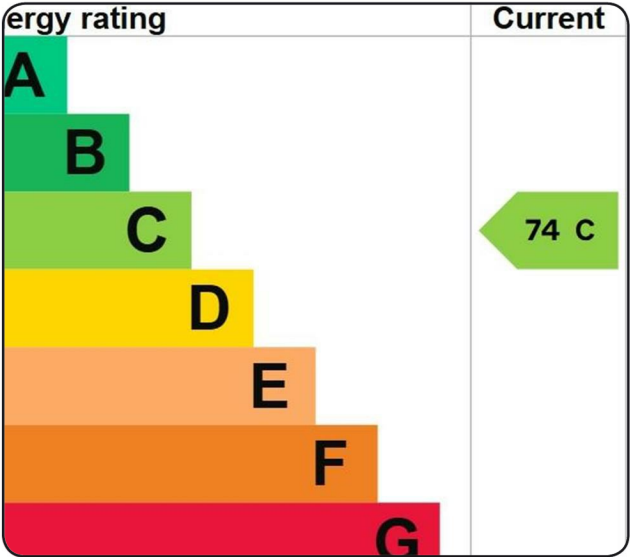


133 Sperrin Park, L'Derry, BT47 6NQ

- MID TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PAVED YARD TO FRONT & REAR
- SHED
- EPC RATING - C



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ACCOMMODATION

HALLWAY

LOUNGE

17'6" x 9'8" (5.33m x 2.95m)
Having magnificent ornamental fireplace with electric inset, ceiling cornicing and wall light points.

KITCHEN

17'7" x 10' (5.36m x 3.05m)
Having range of eye and low level units, matching pelmet over window with lighting, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, double oven, stainless steel extractor hood, plumbed for washing machine, integrated fridge/freezer, ample dining space.

REAR HALLWAY

Having understairs storage.

BEDROOM 4/FAMILY ROOM

9'8" x 7'10" (2.95m x 2.39m)
Having laminated wooden floor.

BATHROOM

Comprising corner bath with shower fitting to taps, walk in gas powered shower, whb and wc, fully tiled walls.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

14' x 13' (4.27m x 3.96m)
Having double built in wardrobe, dual aspect, laminated wooden floor.

BEDROOM 2

11'10" x 9'9" (3.61m x 2.97m)
Having 2 double built in wardrobes.

BEDROOM 3

12' x 10'1" (3.66m x 3.07m)
Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower.

SEPARATE WHB & WC

EXTERIOR FEATURES

Paved yard to front.
Paved yard to rear enclosed by fence and gate.
Bin Store.
Shed having light and power points.

ESTIMATED ANNUAL RATES

£916.00 (APRIL 2026)

