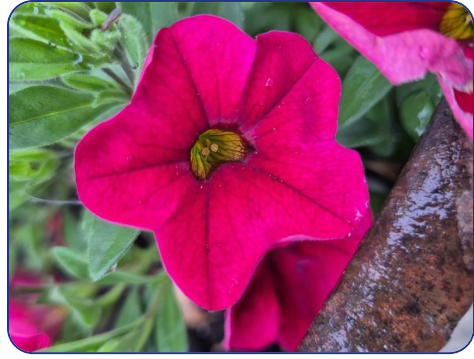


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.

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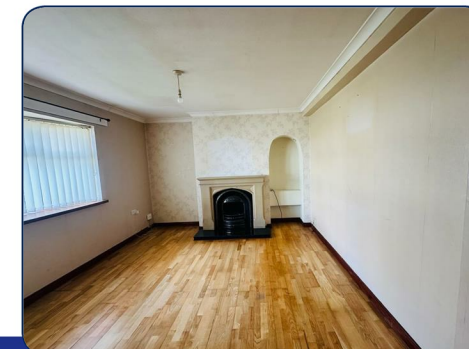
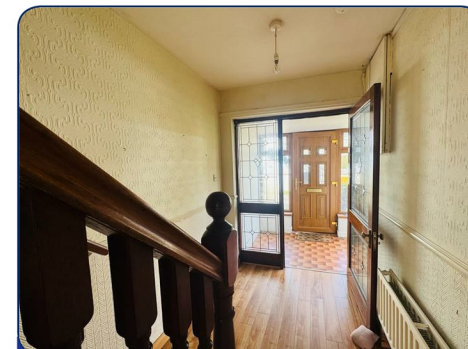
£155,000

FOR SALE



33 Northland Drive, Derry, BT48 7JS

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- GARAGE
- EPC RATING D



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ACCOMMOADTION

VESTIBULE PORCH

Having tiled floor

HALL

Having laminated wooden floor

LOUNGE

13'5 x 11'8 (4.09m x 3.56m)

Having attractive fireplace, ceiling corning, wooden floor

KITCHEN/DINING

18' x 16' (to widest points) (5.49m x 4.88m (to widest points))

Having range of eye and low level units, tiling between units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge and freezer, integrated dishwasher, recessed lighting, tiled floor

DINING AREA

Having laminated wooden floor, double doors to Family Room

FAMILY ROOM

11'2 x 8'7 (3.40m x 2.62m)

Having laminated wooden floor, sliding patio doors to decked patio area and rear lawn.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'3 x 9'9 (to widest points) (3.73m x 2.97m (to widest points))

Having laminated wooden floor.

BEDROOM 2

10'4" x 9' (3.15m x 2.74m)

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

BEDROOM 3

11' x 7'4" (3.35m x 2.24m)

Having built in wardrobes with sliding doors.

BEDROOM 4

9'9" x 8'5" (2.97m x 2.57m)

Having built in wardrobes and laminated wooden floor.

SHOWER ROOM

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

SEPARATE WC

Having 1/2 tiled walls and tiled floor.

EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gates.

Paved driveway.

Enclosed to rear by fence.

Outside light and tap.

GARAGE

17' x 12'6" (5.18m x 3.81m)

Having electric roller door, light and power points, rear door.

ESTIMATED ANNUAL RATES

£1344.00 (MAY 2026)

