

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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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Daniel Henry
ESTATE AGENTS

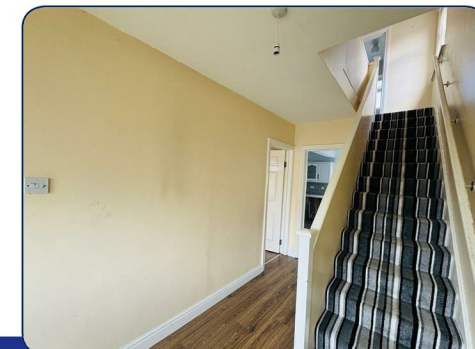
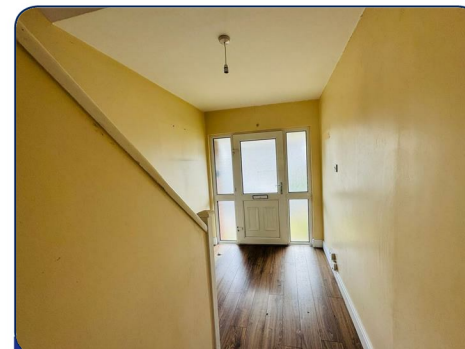
£190,000

FOR SALE

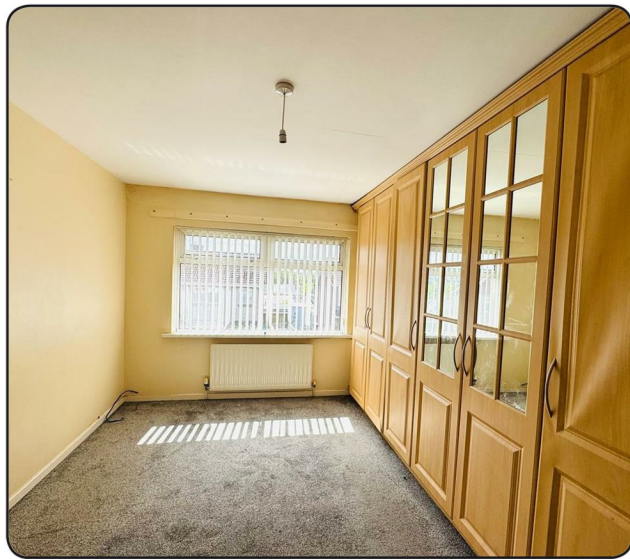
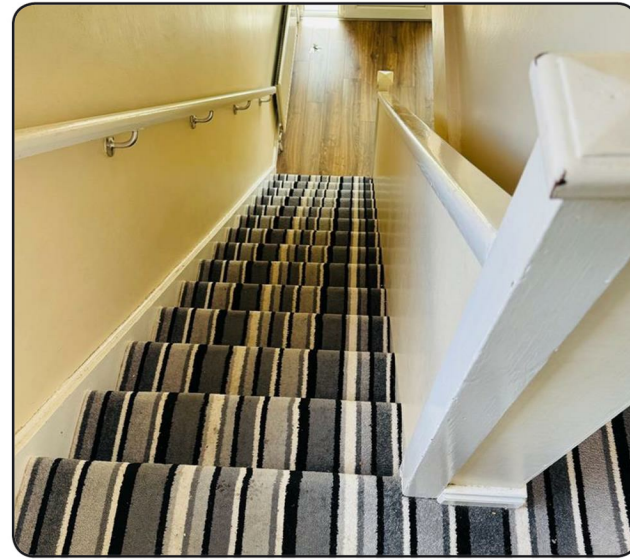


14 Lisnarea Avenue, Derry, BT48 7SS

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARDENS TO FRONT & REAR
- DRIVEWAY
- CARPORT & GARAGE
- EPC RATING -
- SOLD AS SEEN



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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

13'11" x 10'7" (4.24m x 3.23m)

Having laminated wooden floor.

KITCHEN

17'6" x 10'6" (5.33m x 3.20m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having window.

BEDROOM 1

13'10" x 9'11" (4.22m x 3.02m)

Having wall to wall built in wardrobes.

BEDROOM 2

10'9" x 9'11" (3.28m x 3.02m)

Having built in wardrobes, hotpress and laminated wooden floor.

BEDROOM 3

10'1" x 7'2" wp (3.07m x 2.18m wp)

Having built in wardrobe and laminated wooden floor.

SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb and wc, remaining walls tiled.

EXTERIOR FEATURES

Lawn to front.

Lawn to rear.

Carport leading to Garage.

Driveway to side.

GARAGE

Having up and over door.

ESTIMATED ANNUAL RATES

£1527.00 (MAY 2026)

