

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£78,000

FOR SALE



20 Lisnagowan Court, Derry / Londonderry, BT47 6WF

- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- WIRED FOR SECURITY SYSTEM
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

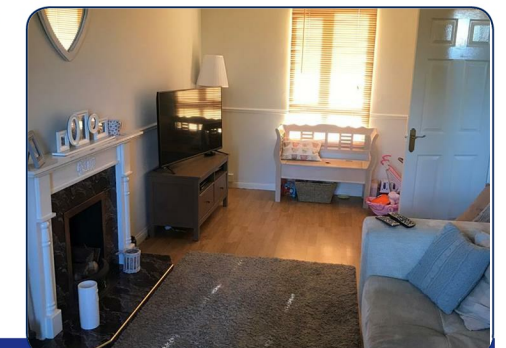
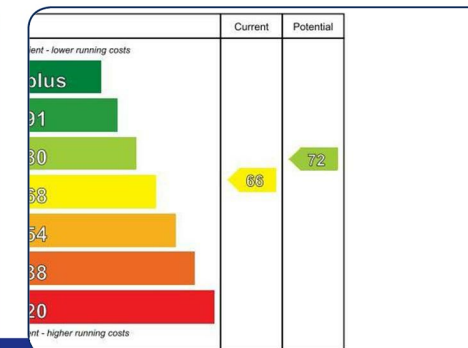
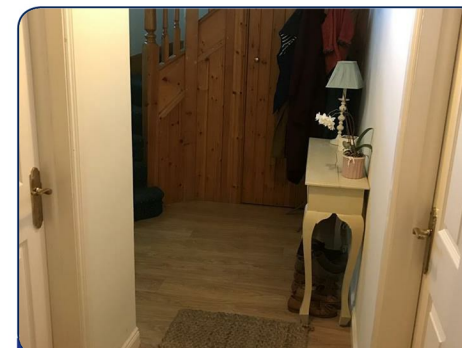
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, 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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## ACCOMMODATION

### HALLWAY

Having understairs storage and laminated wooden floor.

### LOUNGE

19'7" x 9'6" (5.97m x 2.90m)

Having fireplace, French doors leading to garden, laminated wooden floor.

### KITCHEN / DINING AREA

13'8" x 9'9" (4.17m x 2.97m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor fan, space for washing machine and fridge / freezer, laminated wooden floor.

### FIRST FLOOR

#### LANDING

Having storage cupboard.

#### BEDROOM 1

10'11" x 9'7" (3.33m x 2.92m )

Having French doors leading to balcony.

#### BEDROOM 2

13' x 8'3" (to widest points) (3.96m x 2.51m (to widest points))

#### BEDROOM 3

9'6" x 7'9" (2.90m x 2.36m)

#### BATHROOM

Comprising bath, whb and wc, fully tiled walk in shower, extractor fan, partly tiled walls.

#### EXTERIOR FEATURES

Garden to rear.