

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel**  
**Henry**  
ESTATE AGENTS

£130,000

FOR SALE



74 Pinetrees, Derry/Londonderry, BT48 8PL

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOORS
- PANELLED INTERNAL DOORS
- ALARM INSTALLED
- AWAITING EPC

VIEWING STRICTLY BY APPOINTMENT ONLY

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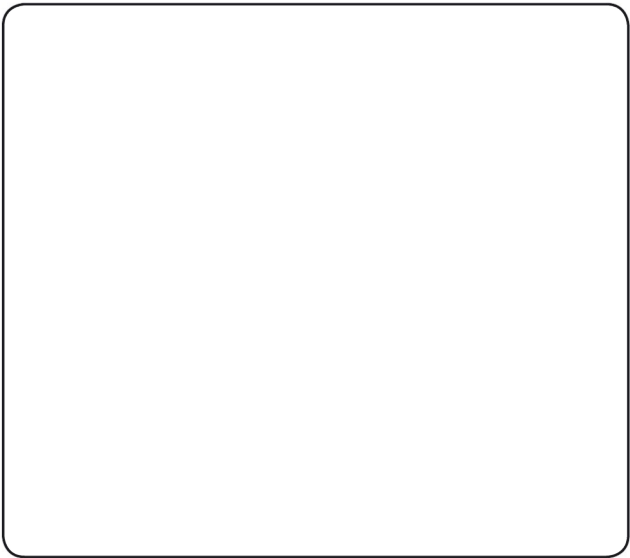
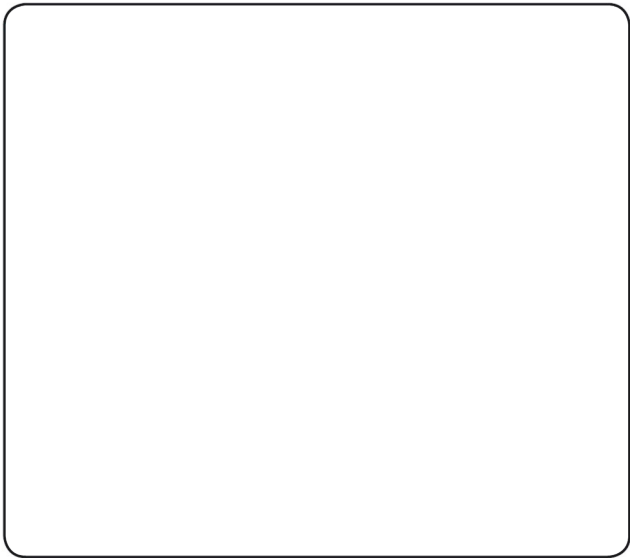
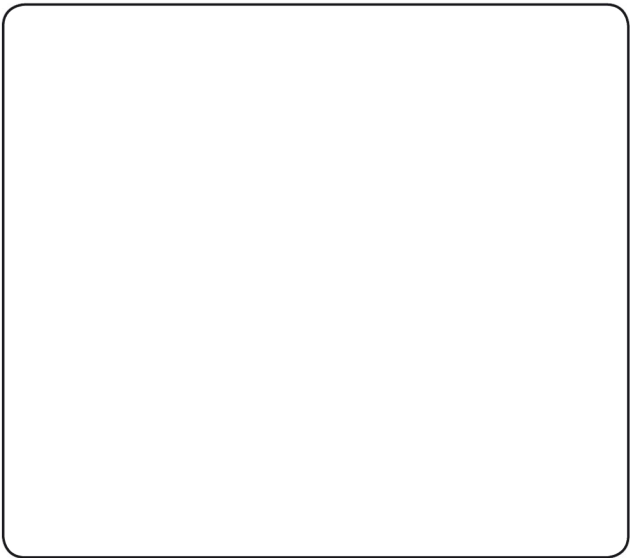


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  2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
  3. Nothing in these particulars shall be deemed to be a statement 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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**ACCOMMODATION**

**HALLWAY**

Having telephone point.

**DOWNSTAIRS WHB & WC**

Having tiling around WHB, WC, tiled floor.

**LOUNGE**

19'11" x 12' (to widest points) (6.07m x 3.66m (to widest points))

Having attractive fireplace, ceiling cornicing, recessed lighting.

**KITCHEN/DINING**

19'11" x 11'3" (6.07m x 3.43m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for dishwasher, integrated hob and underoven, extractor hood, tiled floor, French doors.

**UTILITY ROOM**

6'8" x 6' (2.03m x 1.83m)

Having low level units, plumbed for washing machine, space for tumble dryer, tiling around, extractor fan, tiled floor.

**FIRST FLOOR**

Landing having hotpress.

**BEDROOM (1)**

11'4" x 10'8" (3.45m x 3.25m)

Having built in furniture.

**EN SUITE**

Comprising of fully tiled walk in electric shower, WC, WHB with tiling around, extractor fan.

**BEDROOM (2)**

10'10" x 10'7" (3.30m x 3.23m)

Having built in furniture.

**BEDROOM (3)**

8'9" x 7'4" (2.67m x 2.24m)

**BATHROOM**

Comprising of bath with tiling around, WC, WHB with tiling around, fully tiled walk in electric shower, recessed lighting.

**EXTERIOR FEATURES**

Garden to front enclosed by fence.

Driveway to side.

Garden to rear enclosed by fence.