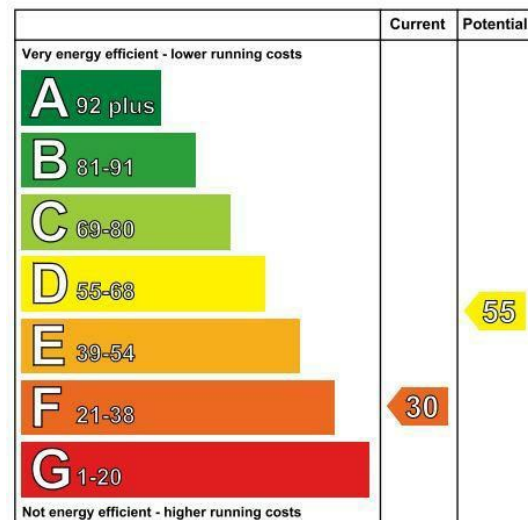


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

**Daniel Henry**  
 ESTATE AGENTS

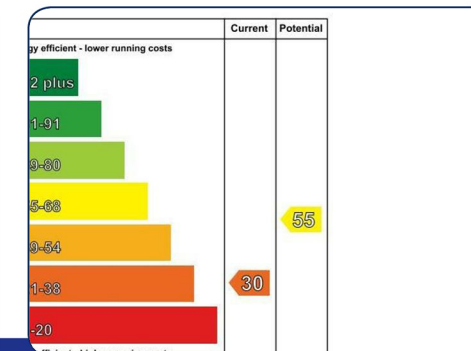
£69,950

**FOR SALE**

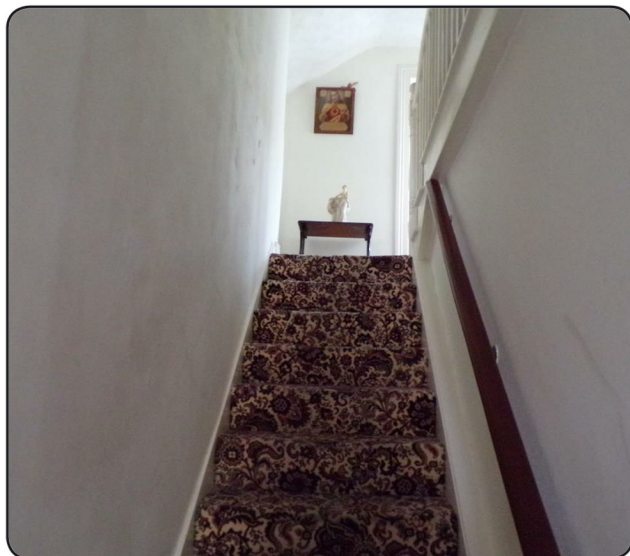


**42 Benvardeen Avenue, Derry/Londonderry, BT47 2AS**

- END TERRACE HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING F



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor and Georgian glass door leading to hallway.

### HALLWAY

Having laminated wooden floor.

### LOUNGE

12'8" x 10'10" (3.86m x 3.30m)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor, double doors leading to Dining Room.

### DINING ROOM

13'3" x 10'5" (4.04m x 3.18m)

Having laminated wooden floor and French doors leading to yard.

### KITCHEN

17'2" x 7'9" (5.23m x 2.36m)

Having range of eye and low level units, wine rack, glazed display cupboards, tiling between units, single drainer stainless steel sink unit, plumbed for washing machine, space for fridge and freezer, tiled floor.

## FIRST FLOOR

### LANDING

### BEDROOM 1

10'5" x 10'3" (to widest points) (3.18m x 3.12m (to widest points))

Having hotpress.

### BEDROOM 2

10'7" x 8'2" (3.23m x 2.49m)

### BEDROOM 3

10'8" x 7'7" (3.25m x 2.31m)

### BATHROOM

13'7" x 8'7" (4.14m x 2.62m)

Comprising bath with shower attachment to taps, whb and wc, walk in electric shower, fully tiled walls, tiled floor.

## EXTERIOR FEATURES

Concrete yard to rear.

Shed with light.