

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£90,000

**FOR SALE**



**10 Erne Gardens, L'Derry, BT47 2HQ**

**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

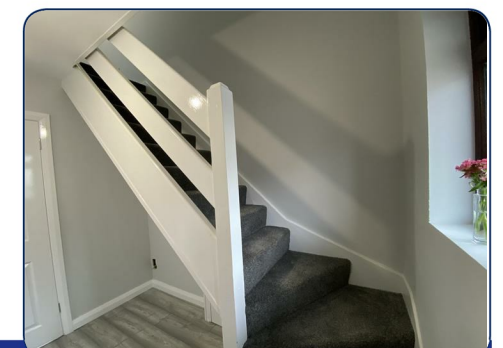
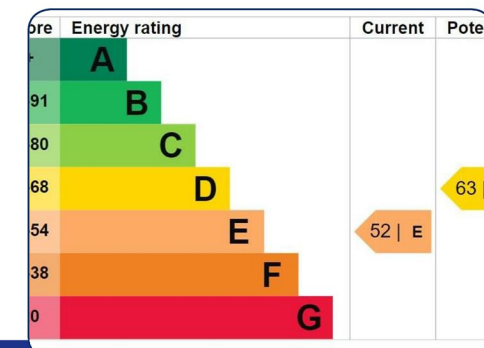
- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- RECENTLY RE-FURBISHED
- HALL CARPET INCLUDED IN SALE
- EPC RATING - E

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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.
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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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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THE PROPERTY COMPRISES:

**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**LOUNGE / DINING AREA**

13'3" x 9'4" wp (4.04m x 2.84m wp)

Having french doors leading to rear, laminated wooden floor.

**KITCHEN**

9'5" x 7'9" (2.87m x 2.36m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, wired for cooker, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, laminated wooden floor.

**FIRST FLOOR**

**BEDROOM 1**

13'1" x 8'11" wp (3.99m x 2.72m wp)

Having laminated wooden floor.

**BEDROOM 2**

9'11" x 9'7" (3.02m x 2.92m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath with shower fitting to taps, shower screen, whb and wc, PVC cladding to walls around bath.

**EXTERIOR FEATURES**

Yard to front bordered by wall, fence and gate.

Yard to rear with access.

