

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£160,000

FOR SALE



25 Lisnarea Avenue, Derry, BT48 7SS

- SEMI DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK AND FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- LAWN TO FRONT
- DRIVEWAY TO SIDE LEADING TO GARAGE
- GARAGE
- EPC -

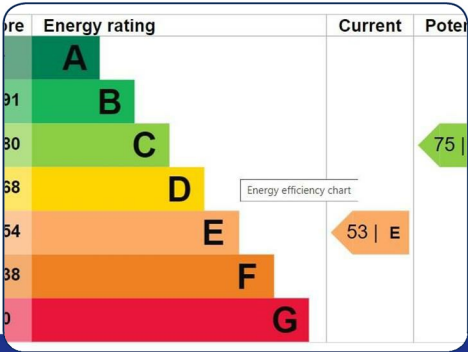
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

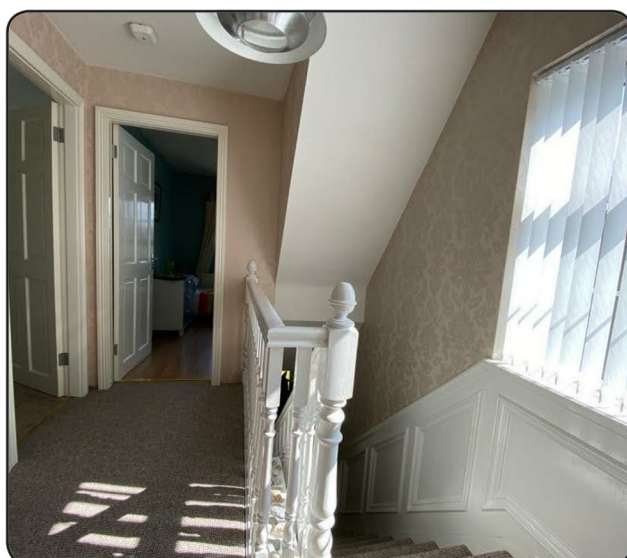
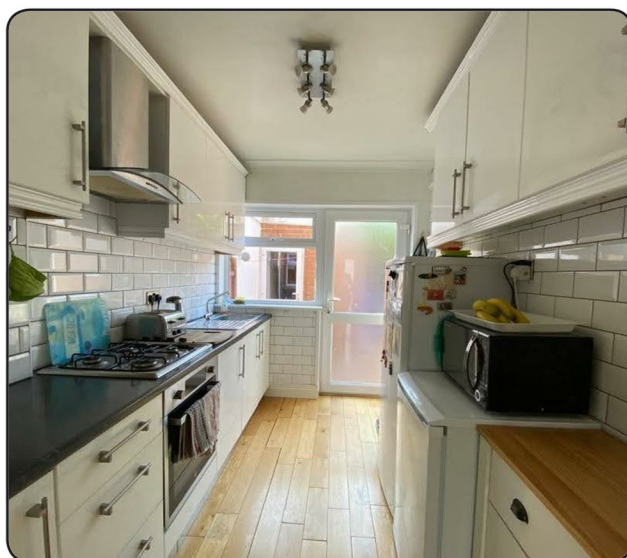
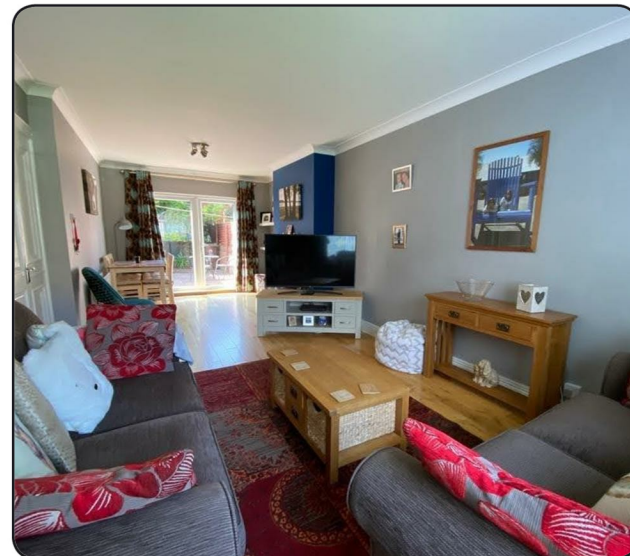


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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
www.propertypal.com



ACCOMMODATION

ENTRANCE HALLWAY

Having under stairs storage; semi solid wood floor; half height wood panelling to walls

LOUNGE

24'11" x 10'8" (7.59m' x 3.25m')

Having fireplace; ceiling cornicing; semi solid wood floor; french doors to rear

KITCHEN

10'5" x 7'0" (3.18m' x 2.13m')

Having eye and low level units; tiling between units; gas hob; electric oven; single drainer stainless steel sink unit with mixer taps; stainless steel extractor hood; space for fridge and freezer; semi solid wood floor

FIRST FLOOR

BEDROOM 1

14'1" x 10'1" (4.29m' x 3.07m')

BEDROOM 2

10'8" x 10'0" (3.25m' x 3.05m')

Having Laminate wood floor

BEDROOM 3

10'2" x 7'3" wp (3.10m x 2.21m' wp)

Having laminate wood floor; staircase to attic storage

BATHROOM

Comprising bath with electric shower over and shower screen; wash hand basin and WC; tiled walls and floor; chrome radiator

GARAGE

18'5" x 8'5" (5.61m' x 2.57m')

Having up and over door; light and power points;

Utility area to rear of garage with eye and low level units; sink unit; plumbed for washing machine; space for tumble dryer, separate toilet; tiled floor

EXTERIOR FEATURES

Neat lawn to front.

Paved yard to rear enclosed by fence and gate

Driveway to side.

ESTIMATED ANNUAL RATES

£1161.24 (Sept 2021)

