

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£140,000

**FOR SALE**



**89A Good Shepherd Glen, L'Derry, BT47 2GA**

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

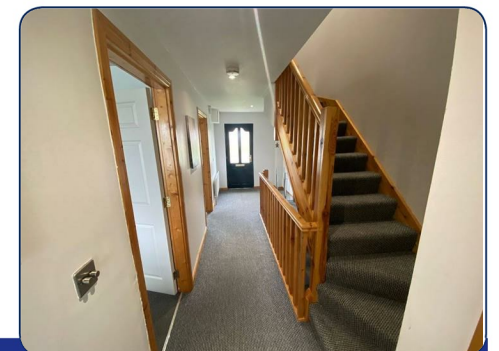
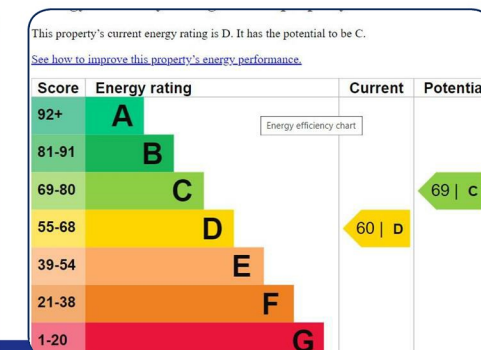
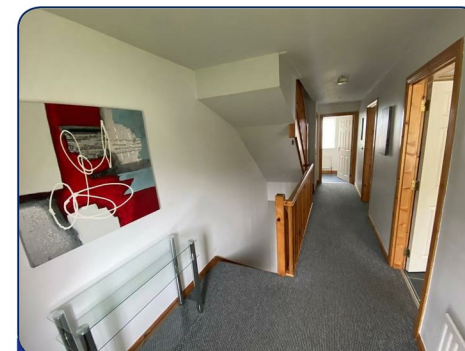
**Agent: Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk



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)



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



## THE PROPERTY COMPRISES:

### EXTERIOR FEATURES

Lawns to front and side.  
Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1034.57 (JULY 2022)

### ACCOMMODATION

#### HALLWAY

Having hotpress and recessed lighting.

#### GUEST WHB & WC

Having tiled floor.

#### LOUNGE

14'11" x 11'11" wp (4.55m x 3.63m wp)  
Having attractive fireplace and recessed lighting.

#### KITCHEN / DINING AREA

13' x 11'10" (3.96m x 3.61m)  
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, space for fridge / freezer, ample dining space, recessed lighting, laminate flooring.

### LOWER GROUND FLOOR

#### MASTER BEDROOM

14'3" x 14' wp (4.34m x 4.27m wp)  
Having recessed lighting and French doors leading to garden.

#### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, recessed lighting, tiled floor.

#### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

### FIRST FLOOR

#### BEDROOM 2

15'6" x 11' wp (4.72m x 3.35m wp)  
Having recessed lighting.

#### BEDROOM 3

12'2" x 11'10" (3.71m x 3.61m )  
Having recessed lighting.

#### BATHROOM

Comprising bath with shower fittings to taps and tiling around, whb and wc, recessed lighting, tiled floor.

