

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£147,500

FOR SALE



84 Good Shepherd Glen, Derry, BT47 2GA

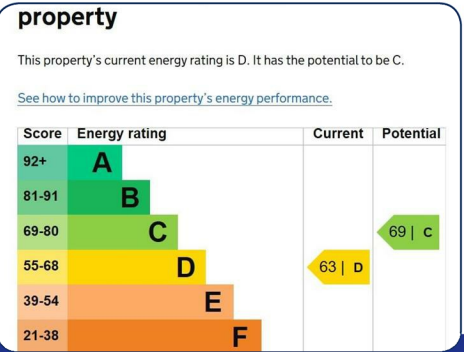
- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO SIDE & REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**  
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- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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  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 hotpress.

#### GUEST WHB & WC

#### LOUNGE

15' x 11'10" (4.57m x 3.61m)

Having multi fuel stove and laminated wooden floor.

#### KITCHEN / DINING AREA

13'1" x 11'11" (3.99m x 3.63m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, space for fridge / freezer, dining space, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

15'10" x 11'9" (4.83m x 3.58m)

#### BEDROOM 2

12'3" x 10'1" (3.73m x 3.07m)

#### BATHROOM

Comprising Jacuzzi style bath, whb and wc.

### LOWER GROUND FLOOR

#### BEDROOM 3

15' x 13'11" (4.57m x 4.24m)

Having French doors leading to rear.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

#### UTILITY ROOM

Having eye and low level units, sink unit, plumbed for washing machine, space for tumble dryer.

### EXTERIOR FEATURES

Lawn to rear.

Tarmac parking to front.

### ESTIMATED ANNUAL RATES

£936.04 (NOV 2022)

