

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE



91 Lincoln Court, L'Derry, BT47 5NU

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- GARDEN TO FRONT, SIDE AND REAR
- EPC - D

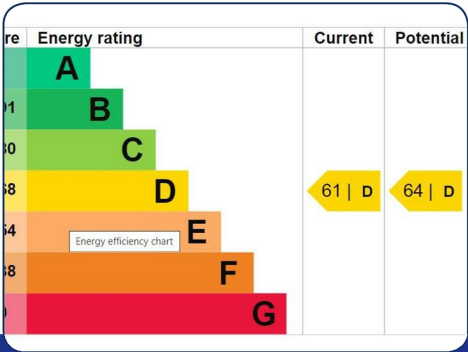
VIEWING STRICTLY BY APPOINTMENT ONLY

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

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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.
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.



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THE PROPERTY COMPRISES:

ESTIMATED ANNUAL RATES

£591.18 (January 2023)

ENTRANCE HALLWAY

Having tiled floor

LOUNGE

18'4' x 11'4' wp (5.59m' x 3.45m' wp)

Laminate wooden floor

KITCHEN

18'4' wp x 12'7' wp (5.59m' wp x 3.84m' wp)

Having range of units; 1 1/2 bowl stainless steel sink unit with mixer taps; hob; under oven; stainless steel extractor hood; plumbed for automatic washing machine.

under stairs storage with space for fridge freezer; storage cupboard; tiled floor dining space

REAR HALLWAY

WET ROOM

Comprising electric shower; wash hand basin and WC; part tiling around shower; tiled floor

BEDROOM 4 / FAMILY ROOM

12'5' x 10'8' (3.78m' x 3.25m')

FIRST FLOOR

LANDING

Having WC off, hotpress

SHOWER ROOM

Comprising tiled walk in shower; wash hand basin.

BEDROOM 1

13'7' x 9'2' (4.14m' x 2.79m')

Built in wardrobe.

BEDROOM 2

11'8' x 10'8' wp (3.56m' x 3.25m' wp)

Built in wardrobe.

BEDROOM 3

8'8' x 8'6' (2.64m' x 2.59m')

EXTERIOR FEATURES

Neat lawns to front, side and rear bordered by fence.

Enclosed to side by gate.

