

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

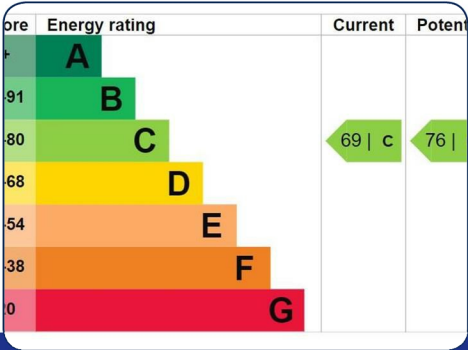
£119,950

FOR SALE

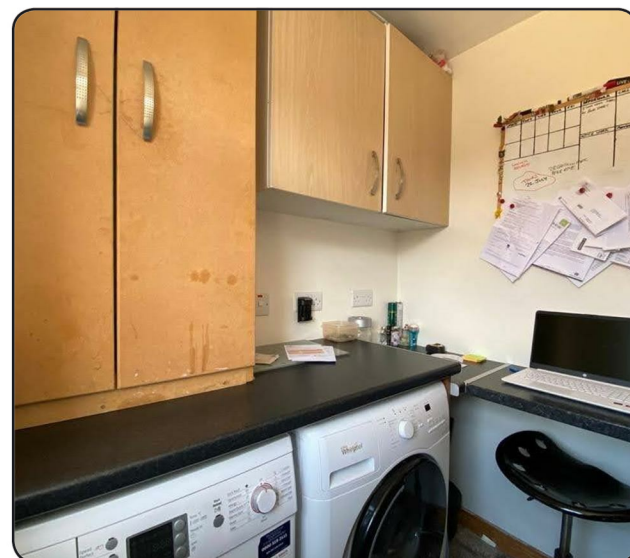


16 Heron Way, L'Derry, BT47 6LD

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- PAVED YARD TO REAR
- EPC RATING - C



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ACCOMMODATION

HALLWAY

Having recessed lighting, storage cupboard and tiled floor.

UTILITY AREA

Having eye level units, plumbed for washing machine, space for tumble dryer.

LOUNGE

13'9" x 11'10" (4.19m x 3.61m)

Having ornamental fireplace with lighting, laminated wooden floor.

KITCHEN / DINING AREA

18' x 8'8" wp (5.49m x 2.64m wp)

Having range of eye and low level units, matching pelmet over window with concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, double oven, stainless steel extractor hood, space for fridge/freezer, recessed lighting, ample dining space, tiled floor, door with glass panels to hall.

FIRST FLOOR

Staircase leading to first floor with feature lighting.

BEDROOM 1

11'5" x 11' (3.48m x 3.35m)

Having double built in wardrobes and laminated wooden floor.

BEDROOM 2

11'7" x 8'11" (3.53m x 2.72m)

Having laminated wooden floor.

DRESSING ROOM / STUDY OFF

8'11" x 6' (2.72m x 1.83m)

Having laminated wooden floor.

BEDROOM 3

10'11" x 6'5" (3.33m x 1.96m)

Having double built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawn to front bordered by fence and gate.

Paved yard to rear bordered by wall, fence and gate.

Shed.

ESTIMATED ANNUAL RATES

£502.50 (FEB 2023)

