

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£105,000

FOR SALE



32 Leenan Gardens, Derry, BT48 9NG

VIEWING STRICTLY BY APPOINTMENT ONLY

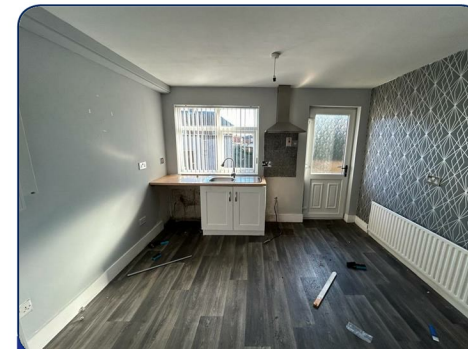
Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

- MID TERRACE HOUSE
- 3 BEDROOM / 2 RECEPTION
- PROVISION FOR GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- GARDENS TO FRONT & REAR
- SOLD AS SEEN
- EPC RATING -

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



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

13'7" x 13'5" (4.14m x 4.09m)

Having wooden floor.

FAMILY ROOM

14'11" x 13'5" (4.55m x 4.09m)

Having French doors.

KITCHEN

15'4" x 11'6" (4.67m x 3.51m)

Having low level units, single drainer stainless steel sink unit with mixer taps, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer.

FIRST FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 1

12'3" x 9'3" (3.73m x 2.82m)

Having laminated wooden floor.

BEDROOM 2

9'8" x 9'3" (2.95m x 2.82m)

BEDROOM 3

9'10" x 8'5" (3.00m x 2.57m)

SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb with mixer taps and tiling around, wc, heated towel rail.

EXTERIOR FEATURES

Garden to front.

Garden to rear having decking area and enclosed by wall.

Outside tap.

ESTIMATED ANNUAL RATES

£870.21 (FEB 2024)

