

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£189,950



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



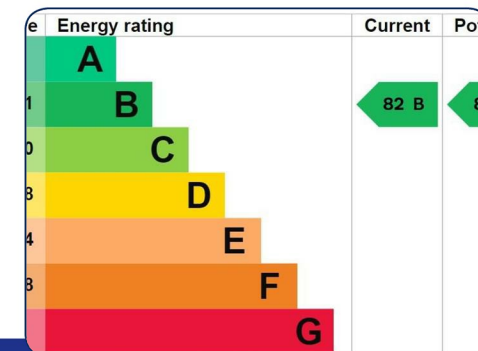
22 Ashbrook Court, Drumahoe, BT47 3FA

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRENCH DOORS
- COMPOSITE FRONT DOOR
- EXTERIOR FRONT & REAR LIGHTING
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING - B

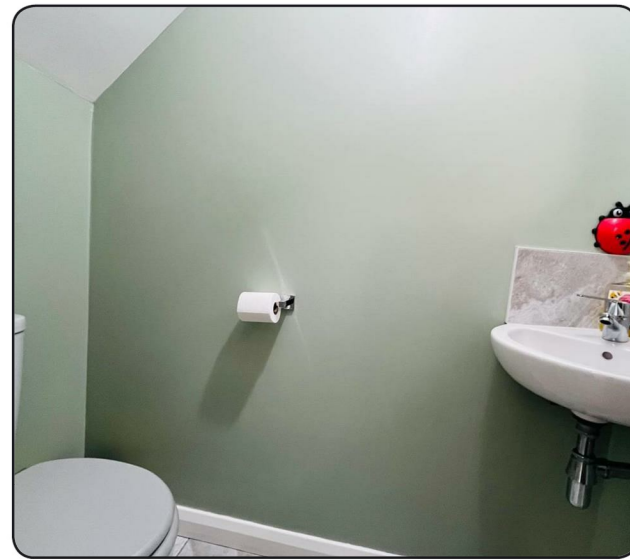
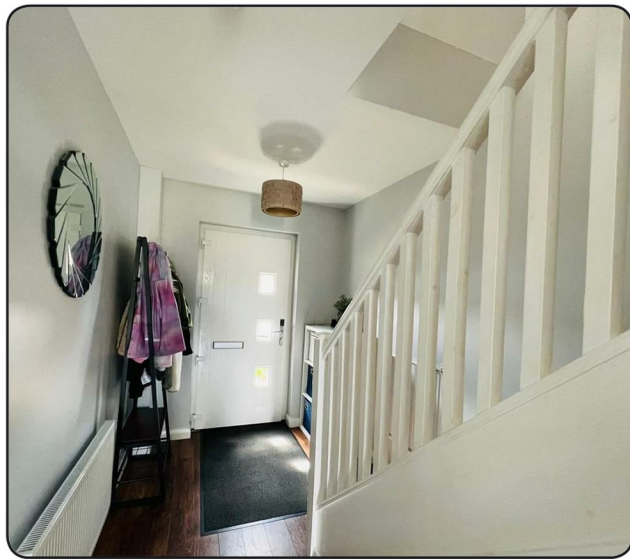
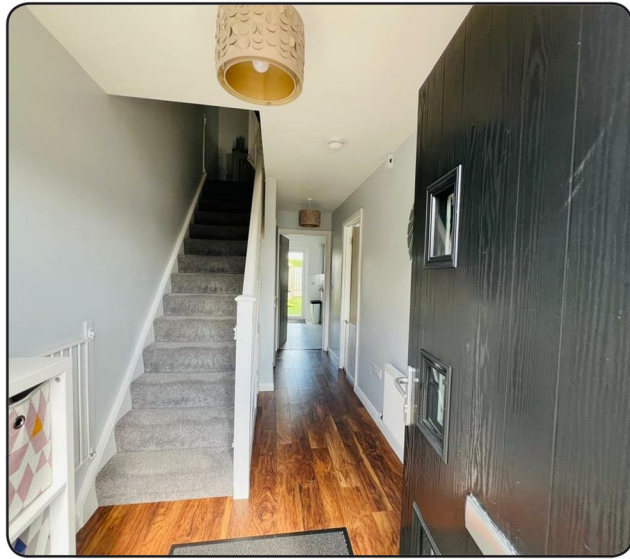
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

13'11" x 11' (4.24m x 3.35m)

Having media wall with electric fire inset, laminated wooden floor.

KITCHEN / DINING AREA

18' x 14'2" (5.49m x 4.32m)

Having excellent range of eye and low level units with concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, centre island with breakfast bar and storage under, ample dining space, recessed lighting, feature skirting lighting, French doors, tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

MASTER BEDROOM

11' x 10'11" (3.35m x 3.33m)

EN-SUITE

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

BEDROOM 2

13'10" x 9'3" (4.22m x 2.82m)

BEDROOM 3

9'3" x 8'4" (2.82m x 2.54m)

BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc, recessed lighting, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear laid in artificial grass.

Decked patio area with power points.

Enclosed to rear by fence and gate.

Tarmac driveway.

GARAGE

29' x 11' (8.84m x 3.35m)

Having roller door, light and power points. Plumbed for washing machine, side window and door.

ESTIMATED ANNUAL RATES

£1111.20 (AUG 2024)

