

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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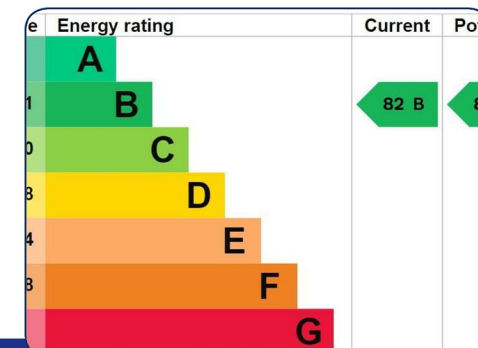


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

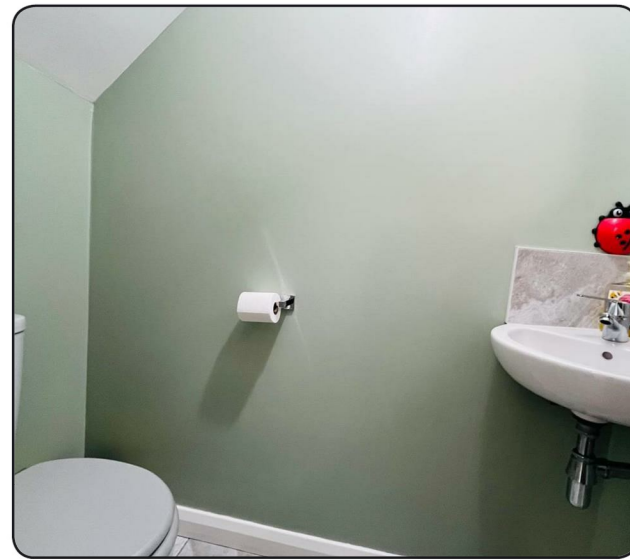
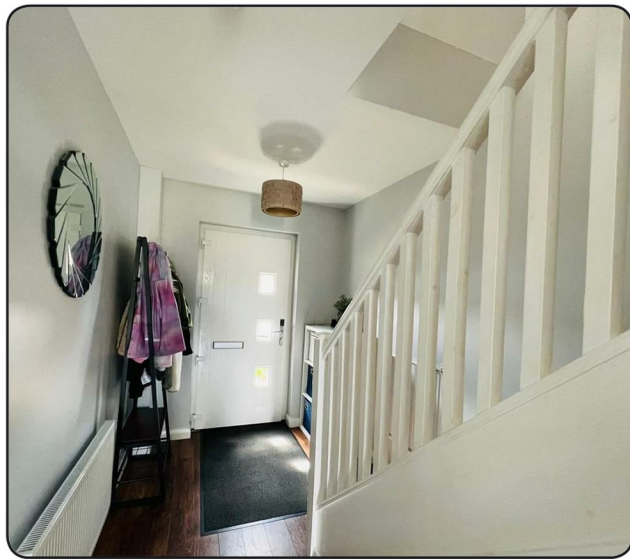
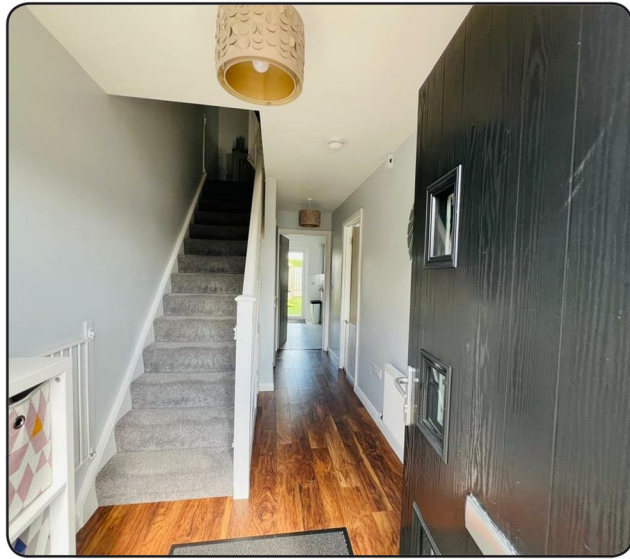
22 Ashbrook Court, Drumahoe, BT47 3FA

- 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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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)

