

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

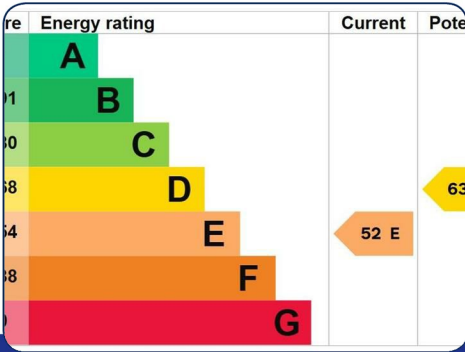
£149,950

**FOR SALE**



5 Jeffrey Avenue, L'Derry, BT47 6DB

- SEMI DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- CARPETS & BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- WHEELCHAIR ACCESSIBLE
- LAWN TO FRONT & PATIO AREA TO REAR
- EPC RATING -



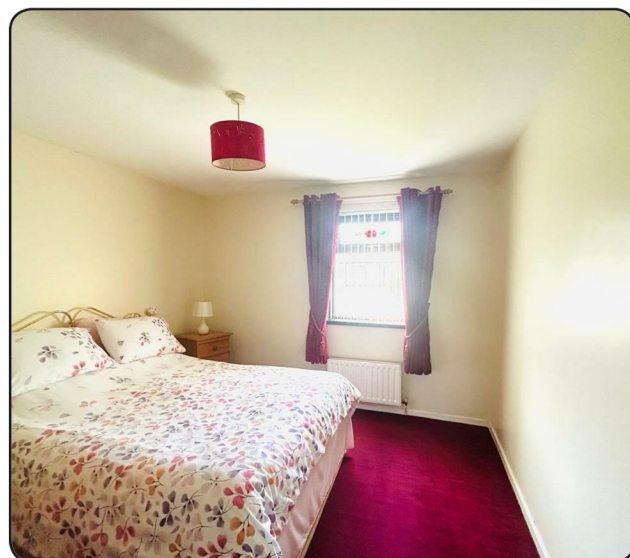
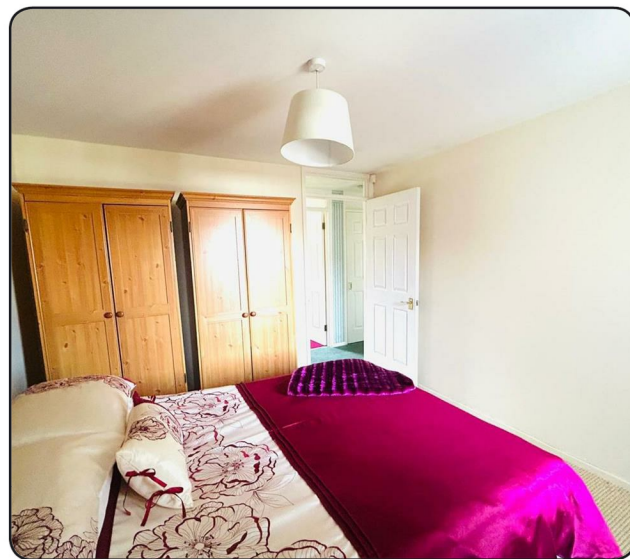
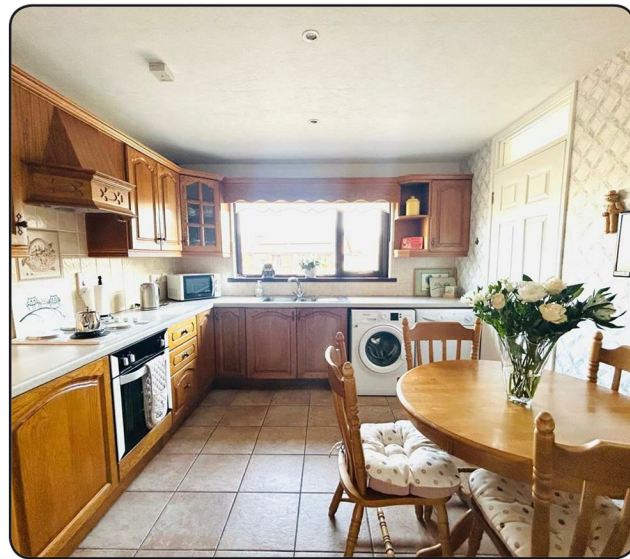
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



- 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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having three storage cupboards.

### LOUNGE

13' x 10'5" wp (3.96m x 3.18m wp)

Having fireplace with mahogany surround and tiled hearth and inset, ceiling cornicing and centre rose.

### KITCHEN / DINING AREA

13' x 10'4" (3.96m x 3.15m)

Having eye and low level units, glazed display units, matching window pelmet, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, extractor hood, integrated fridge / freezer, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

### REAR HALLWAY

Having storage cupboard and tiled floor.

### BEDROOM 1

11'5" x 10'6" (3.48m x 3.20m)

### BEDROOM 2

11'4" x 10'6" (3.45m x 3.20m)

### BEDROOM 3

9' x 6'7" (2.74m x 2.01m)

### WET ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, hotpress, fully tiled walls and tiled floor.

### EXTERIOR FEATURES

Lawn to front.

Paved patio area to rear bordered by fence and gate.

Driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£694.50 (APRIL 2025)

