

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT 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.

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

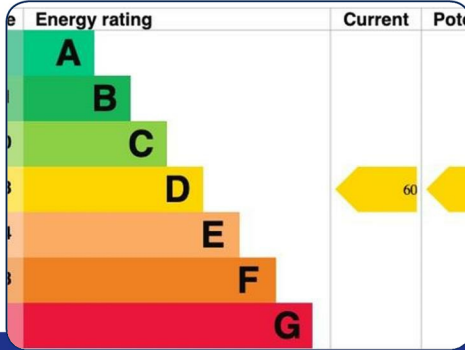
£155,000

FOR SALE



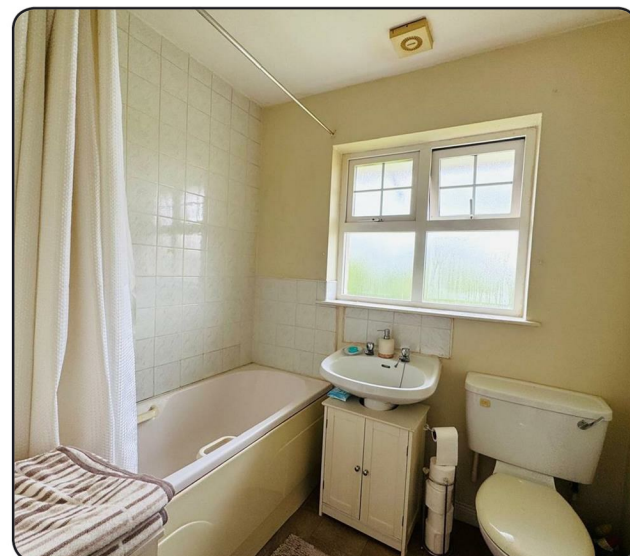
43 Lisneal, L'Derry, BT47 6FD

- SEMI DETACHED HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having laminated wooden floor.

### LOUNGE

16'4" x 14' wp (4.98m x 4.27m wp)

Having fireplace, understairs storage and double doors to Kitchen.

### KITCHEN

16'3" x 9'9" (4.95m x 2.97m)

Having eye and low level units, tiling between units, hob, underoven, extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, dining space, tiled floor.

### FIRST FLOOR

### LANDING

Having hotpress.

### BEDROOM 1

12'9" x 12'5" (3.89m x 3.78m )

Having built in wardrobe.

### BEDROOM 2

11'1" x 9'1" (3.38m x 2.77m)

### BATHROOM

Comprising bath with electric shower over and part tiling around, whb set in vanity unit, wc.

### EXTERIOR FEATURES

Neat lawns to front and rear.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£991.36 (JUNE 2025)