

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£620,000

FOR SALE



74 Woodend Road, Stabane, BT82 0AU

- DETACHED HOUSE ON LARGE PLOT
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- MAHOGANY STAIRCASE AND INTERNAL DOORS
- MAGNIFICENT LAWNS TO FRONT AND REAR
- PAVED DRIVEWAY
- DOUBLE GARAGE
- BASEMENT



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

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

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)

[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539





## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### VESTIBULE PORCH

Having tiled floor, double doors to hallway.

#### HALLWAY

Having central staircase, ceiling cornicing, 1/2 height wooden panelled walls, walls lights points.

#### LOUNGE

17'9 x 15'7 (5.41m x 4.75m)

Having attractive fireplace with gas fire inset, ceiling cornicing, centre rose, herringbone semi-solid wooden floor.

#### FAMILY ROOM

17'9 x 16'3 wp (5.41m x 4.95m wp)

Having attractive fireplace, ceiling cornicing, centre rose, semi-solid wooden floor.

#### DINING ROOM

12'7 x 9'5 (3.84m x 2.87m)

Having wooden ceiling, wall light points, tiled floor, double doors to hallway.

#### KITCHEN

12'10 x 12'10 (3.91m x 3.91m)

Having excellent range of eye and low level units, 'Quartz' worktop with matching splash back, 'Belling' cooking centre, centre island with sink unit and storage under, integrated dishwasher and bins, recessed lighting, tiled floor.

#### SNUG

12'10 x 12'1 (3.91m x 3.68m )

Having ceiling cornicing, centre rose, patio doors to rear.

#### BEDROOM 6

19'8 x 12'10" wp (5.99m x 3.91m wp)

#### TOILET AND WHB OFF

Having half height panelled walls, wooden floor.

#### SHOWER ROOM

Comprising double shower unit, WHB set in vanity unit, bidet, WC, wooden ceiling, built in cupboard, fully tiled walls, tiled floor.

#### UTILITY ROOM

11'9 x 10'6 wp (3.58m x 3.20m wp)

Having matching kitchen units, Belfast sink, Quartz worktops and splash backs. plumbed for washing machine, space for fridge/freezer, space for tumble dryer, double cloaks cupboard, tiled floor.

#### GUEST WHB & WC

Having WHB & WC, 1/2 panelled walls, wooden floor

### BOILER ROOM

14'2 x 14'5 (4.32m x 4.39m)

Having 1/2 height wood panelled walls, tiled floor, staircase to basement games room and storage.

### FIRST FLOOR

#### SPACIOUS LANDING

Having half height wood panelled walls, ceiling cornicing and centre rose, wall light points, walk in hotpress, double doors to Sun Lounge.

#### SUN LOUNGE

Having tiled floor, views overlooking lawns.

#### MASTER BEDROOM

17'7 x 16'1 wp (5.36m x 4.90m wp)

Having wall to wall built n wardrobes with mirrored sliding doors, ceiling cornicing, centre rose, walk in wardrobe, laminated wooden floor.

#### EN-SUITE

Comprising walk in shower, WHB set in vanity unit, WC, PVC cladding to walls, tiled floor.

#### BEDROOM 2

17' x 16'7 wp (5.18m x 5.05m wp)

Having double built in wardrobes.

#### BEDROOM 3

13' x 12'10 (3.96m x 3.91m)

#### BEDROOM 4

12'7 x 11'7 (3.84m x 3.53m)

Having laminated wooden floor.

#### BEDROOM 5

17'9 x 14'4 wp (5.41m x 4.37m wp)

Having double built in wardrobes with sliding doors, laminated wooden floor.

#### BATHROOM

Comprising corner bath, walk in shower with PVC cladding to walls, WHB set in vanity unit, WC, wooden ceiling, tiled walls, tiles floor.

#### INTEGRAL DOUBLE GARAGE

21'8 x 19'11 (6.60m x 6.07m)

Having up and over door, light and power points.

#### BASEMENT

52' x 30' wp (15.85m x 9.14m wp)

Having light.

#### EXTERIOR FEATURES

Magnificent lawns to front bordered by wall and double entrance gates.

Generous lawns to side and rear. Raised paved patio to rear with steps to lawn.

Paved driveway.

