

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£155,000

FOR SALE



88A Good Shepherd Glen, L'Derry, BT47 2GA

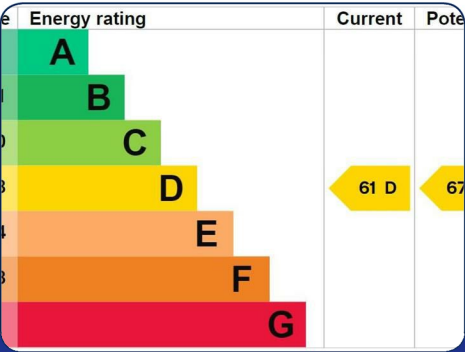
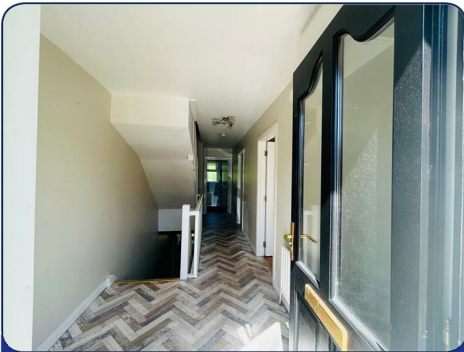
- END TOWNHOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT
- PAVED PATIO TO REAR
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

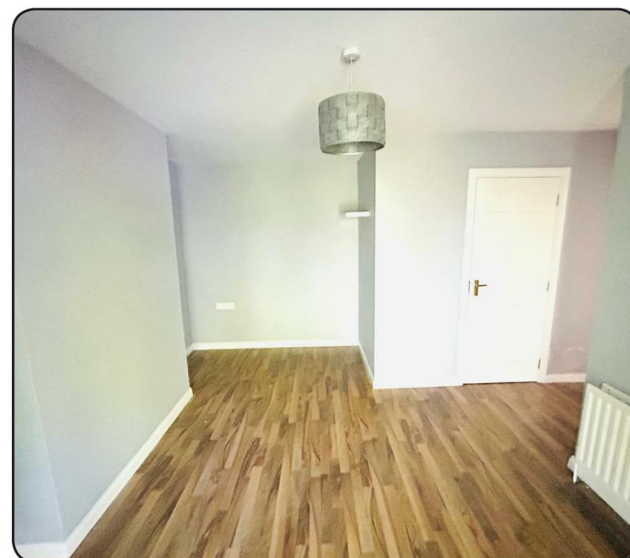
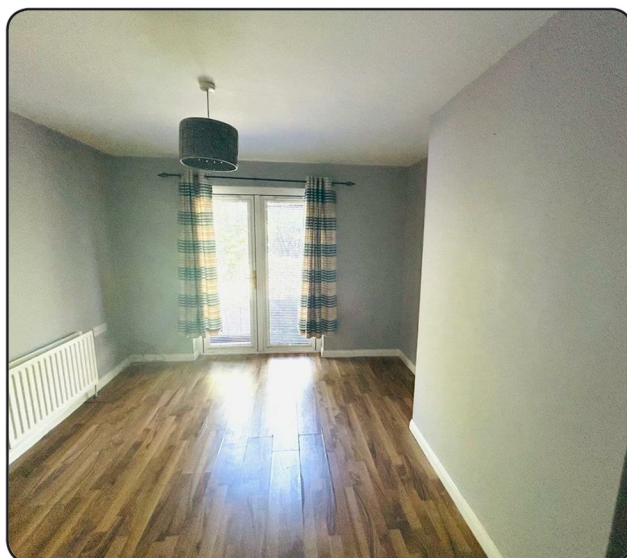
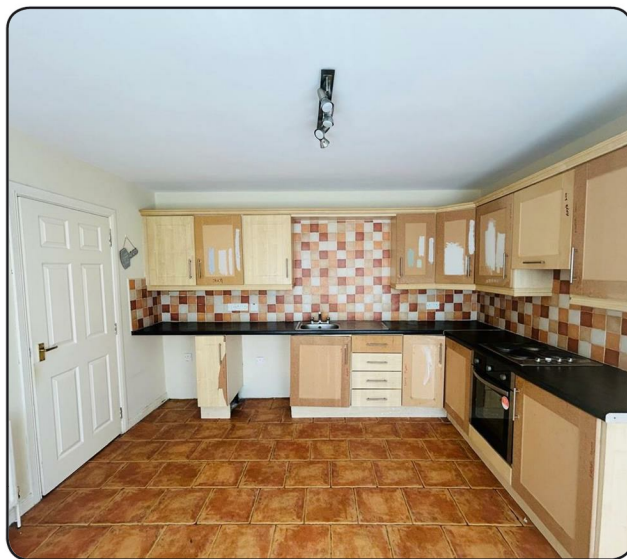
Agent:



- 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
www.propertypal.com



ACCOMMODATION

HALLWAY

Having hotpress.

KITCHEN / DINING AREA

13'2" x 11'11" (4.01m x 3.63m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, space for fridge / freezer, tiled floor.

LOUNGE

15' x 12' wp (4.57m x 3.66m wp)

Having attractive fireplace and laminated wooden floor.

GUEST WHB & WC

Having whb with tiling around, wc, extractor fan, tiled floor.

LOWER GROUND FLOOR

MASTER BEDROOM

15'7" x 14'3" (4.75m x 4.34m)

Having laminated wooden floor, French doors leading to rear.

EN-SUITE

Comprising fully tiled walk in electric shower, whb with tiling around, wc, tiled floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

BEDROOM 2

15'6" x 11'8" (4.72m x 3.56m)

BEDROOM 3

12'2" x 12' (3.71m x 3.66m)

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc, extractor fan, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Communal parking.

Paved patio area to rear enclosed by fence.

Steps to side leading to rear.

ESTIMATED ANNUAL RATES

£1055.64 (SEPT 2024)

