

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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

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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.
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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

£169,950

**FOR SALE**



**2 Erosmore Drive, L'Derry, BT47 5SL**

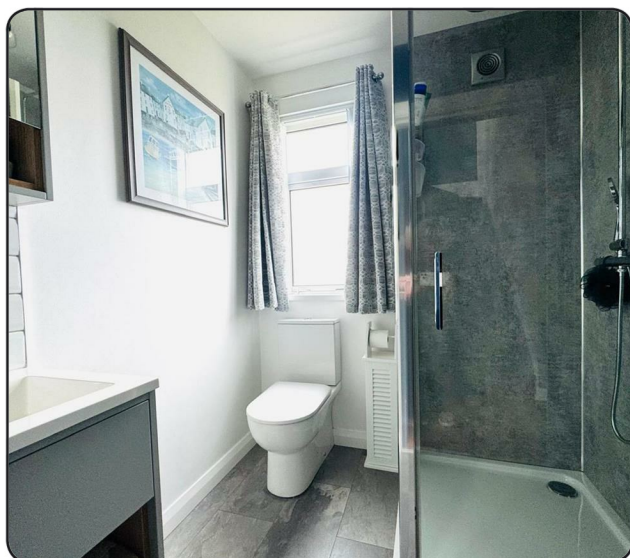
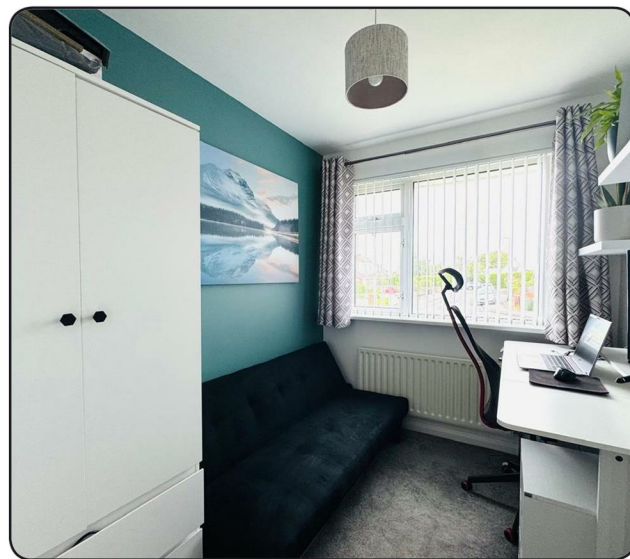
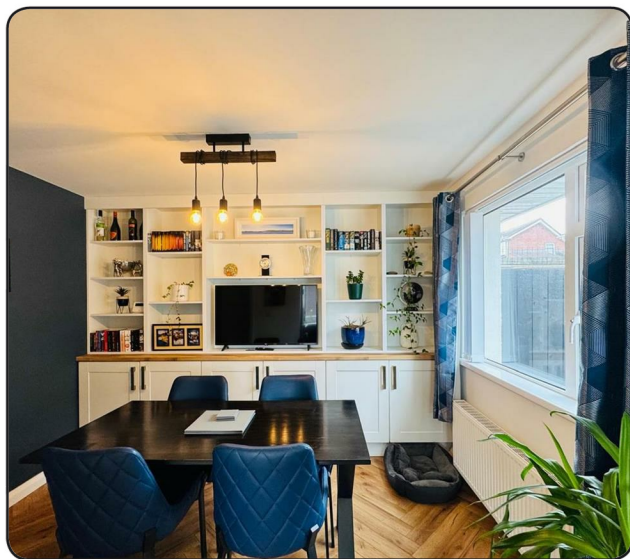
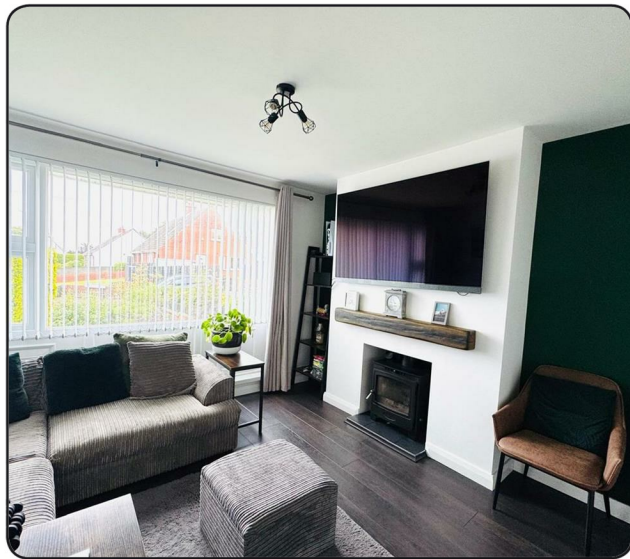
- SEMI DETACHED CHALET BUNGALOW
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- NEAT LAWNS TO FRONT AND SIDE
- DRIVEWAY
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard and laminated wooden floor.

### LOUNGE

12'2" x 12'1" (3.71m x 3.68m)  
understairs storage and laminated wooden floor., (stove not included in sale).

### KITCHEN/DINING AREA

19'4" x 10'11" wp (5.89m x 3.33m wp)  
Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, integrated dishwasher, stainless steel extractor hood, space for fridge/freezer, recessed lighting, laminated wooden floor, ample dining space with feature wall to include storage and shelving.

### BEDROOM 2

8'6" x 6'10" (2.59m x 2.08m)

### SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb set in vanity unit, wc, laminated wooden floor.

## FIRST FLOOR

### BRIGHT LANDING

### MASTER BEDROOM

15'5" x 10' (4.70m x 3.05m)

### EN-SUITE

Comprising whb and wc.  
(Please note there is no shower).

### EXTERIOR FEATURES

Neat lawn to front and side bordered by wall and double entrance gates leading to driveway and garage.

### GARAGE

18'4" x 14'1" wp (5.59m x 4.29m wp)  
Having electric roller door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£962.20 (AUG 2025)

