

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel Henry**  
ESTATE AGENTS

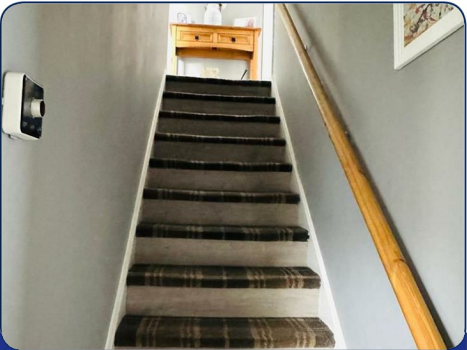
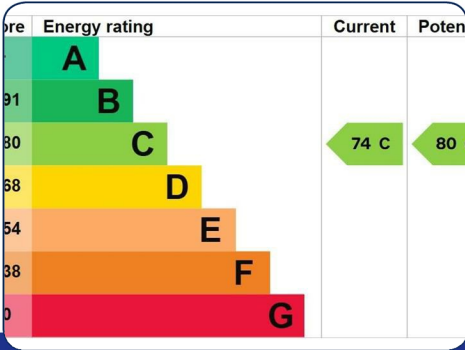
£130,000

FOR SALE



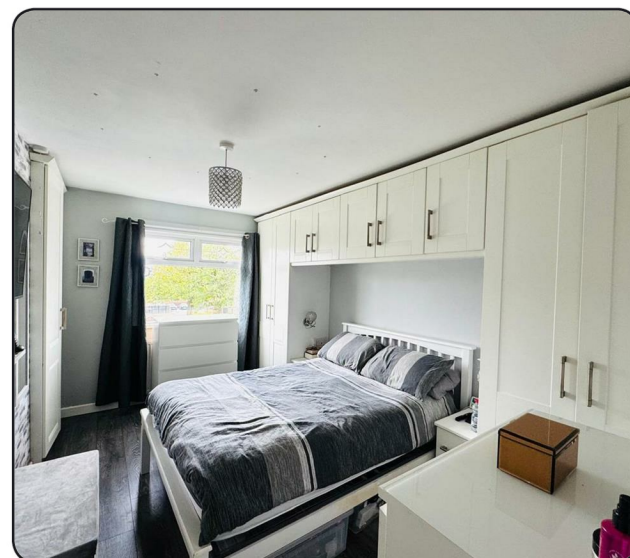
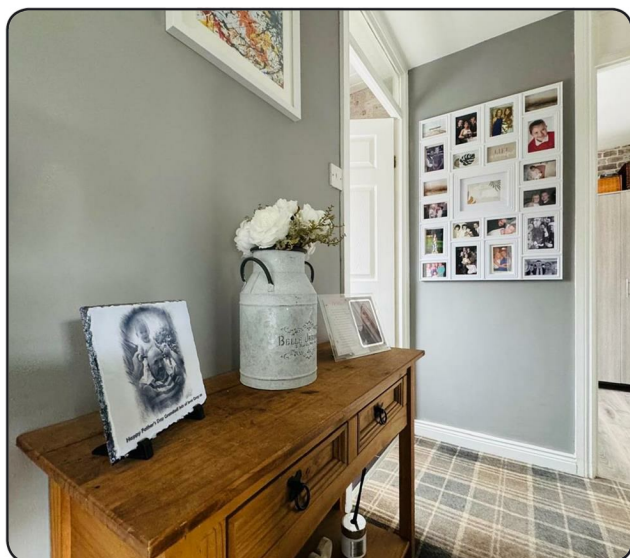
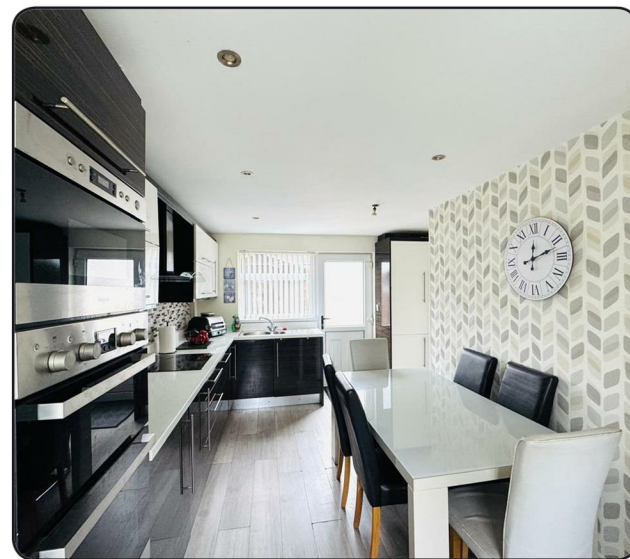
221 Lincoln Court, L'Derry, BT47 5NY

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO FRONT
- YARD TO REAR
- SHED
- EPC RATING - C



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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

17'9" x 10'1" wp (5.41m x 3.07m wp)

Having attractive fireplace with tiled inset, multi fuel stove, granite hearth, ceiling cornicing, French doors to rear.

### KITCHEN

18'3" x 8'8" (5.56m x 2.64m)

Having range of eye and low level units, hob, double oven, extractor hood, integrated microwave, dishwasher and fridge, dining space, understairs storage, recessed lighting, laminated wooden floor.

### FIRST FLOOR

#### LANDING

Having storage cupboard.

#### BEDROOM 1

13'4" x 9' (4.06m x 2.74m)

Having range of built in wardrobes with cupboards and lockers, laminated wooden floor.

#### BEDROOM 2

10'9" x 10'4" (3.28m x 3.15m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 3

8'8" x 7'2" (2.64m x 2.18m)

#### BATHROOM

Comprising bath with shower over, shower screen, whb, chrome radiator, recessed lighting, tiled walls.

#### SEPARATE WC

Having recessed lighting, 1/2 tiled walls and tiled floor.

### EXTERIOR FEATURES

Shed having light and power points, plumbed for washing machine.

Lawn to front laid in artifical grass bordered by wall and gate.

Yard to rear with access.

Raised patio areas.

### ESTIMATAED ANNUAL RATES

£594.81 (SEPT 2025)

