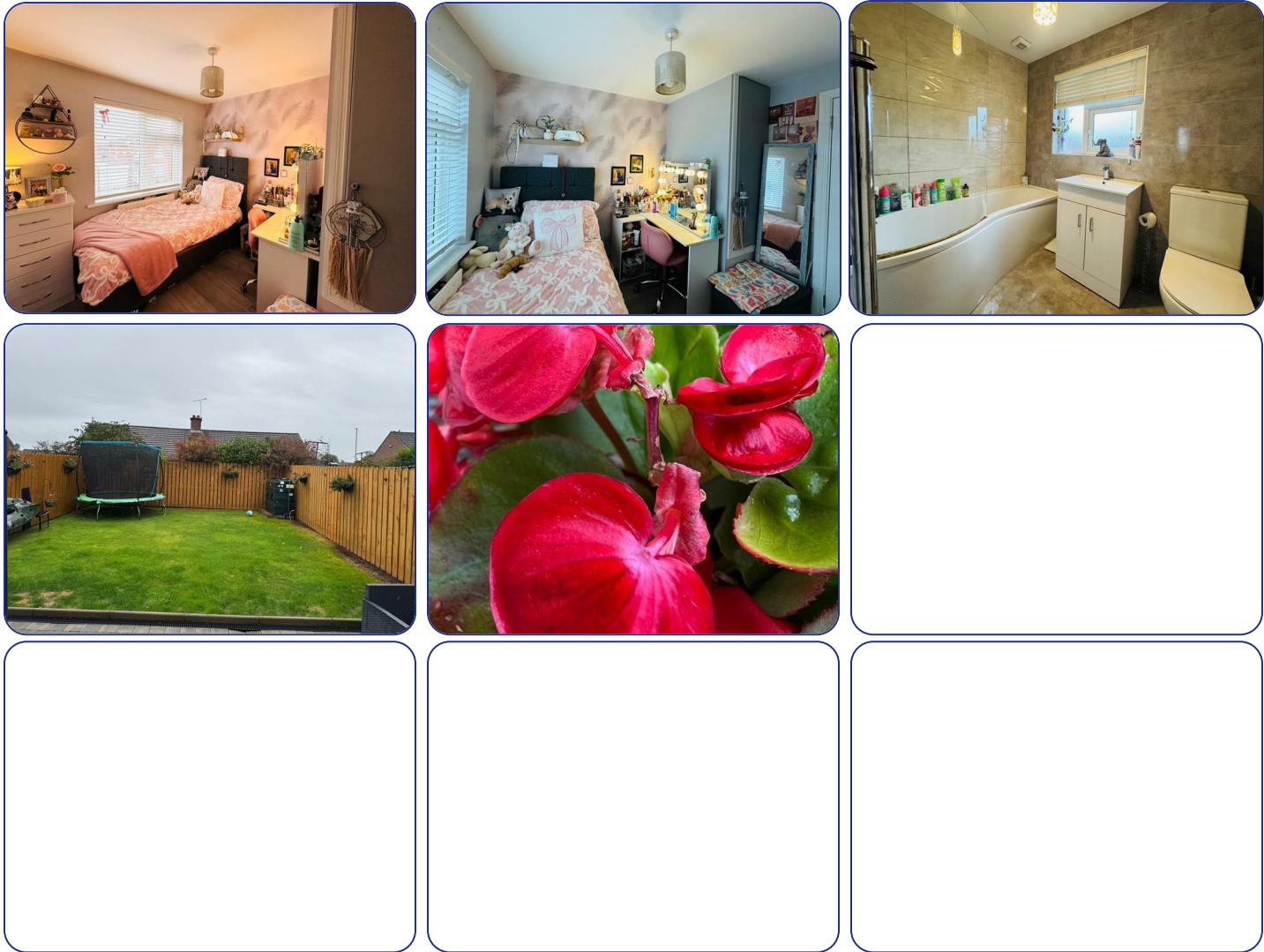


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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



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.

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

£150,000

**FOR SALE**



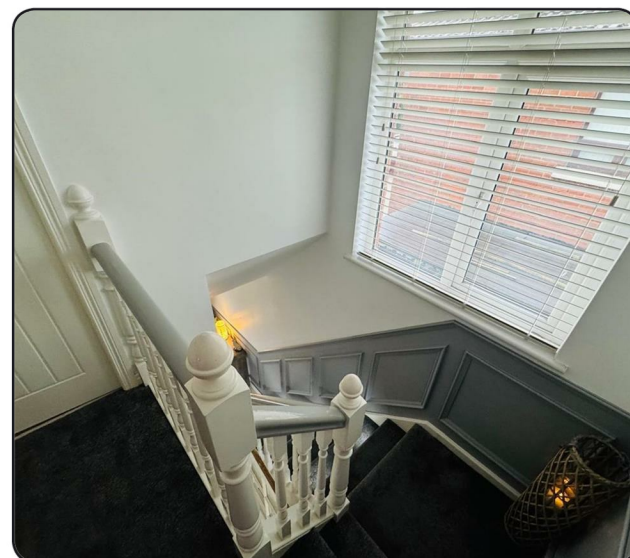
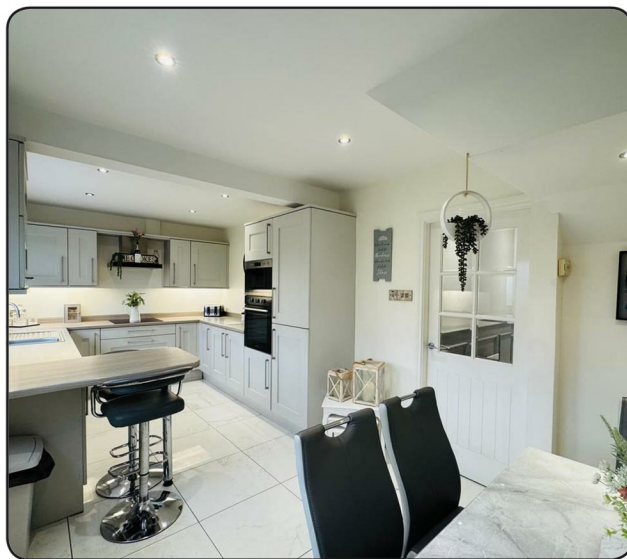
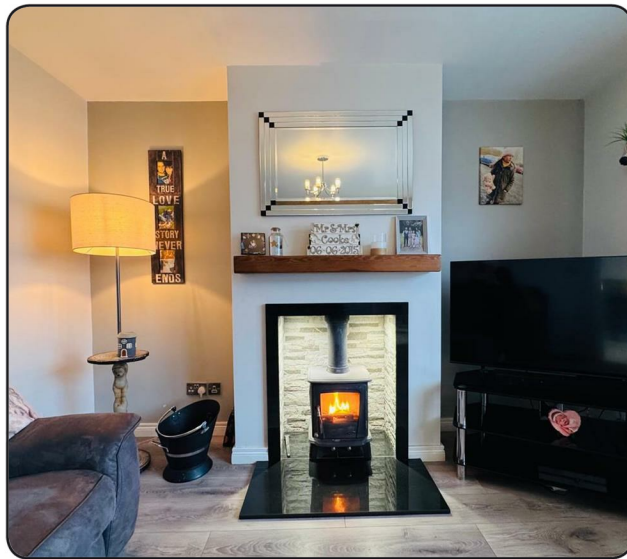
**28 Rosstown Drive, L'Derry, BT47 5PR**

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO FRONT
- LAWN TO REAR
- PAVED PATIO AREA
- SHED
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having 1/2 height wooden panelled walls and tiled floor.

### LOUNGE

12'5" x 11'10" (3.78m x 3.61m)

Having multi fuel stove set in brick surround with granite hearth, laminated wooden floor.

### KITCHEN/DINING AREA

18'11" x 9'4" (5.77m x 2.84m)

Having excellent range of eye and low level units with concealed lighting under, single drainer stainless steel sink unit with mixer taps, integrated oven and microwave, induction hob, stainless steel extractor hood, integrated fridge/freezer and washing machine, breakfast bar, recessed lighting, ample dining space, tiled floor.

### STAIRCASE TO FIRST FLOOR

Having feature lighting.

### BEDROOM 1

11'11" x 9'3" (3.63m x 2.82m)

Having built in wardrobe, hotpress, laminated wooden floor.

### BEDROOM 2

11'3" x 9'4" (3.43m x 2.84m)

Having laminated wooden floor.

### BEDROOM 3

8'11" x 8'3" wp (2.72m x 2.51m wp)

Having built in cupboard and laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, tiled walls and floor.

### EXTERIOR FEATURES

Yard to front.

Lawn to rear.

Paved patio area.

Shed with light and power points.

### ESTIMATED ANNUAL RATES

£962.20 (OCT 2025)

