

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£210,000

FOR SALE



25 Harberton Park, L'Derry, BT47 2NB

- SEMI DETACHED HOUSE
- 3 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



VIEWING STRICTLY BY APPOINTMENT ONLY

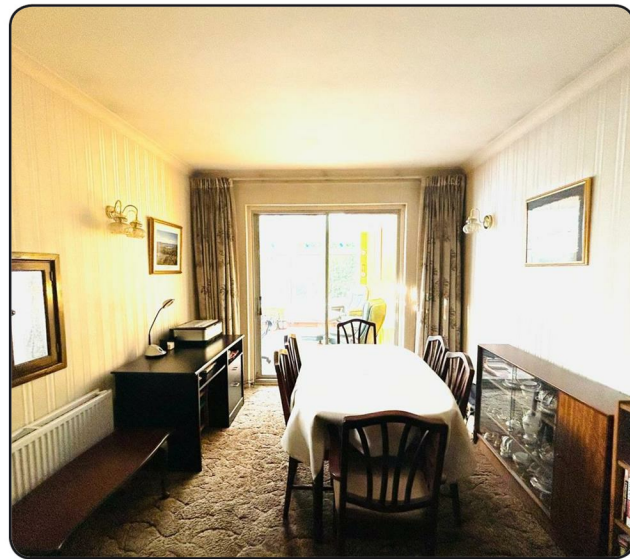
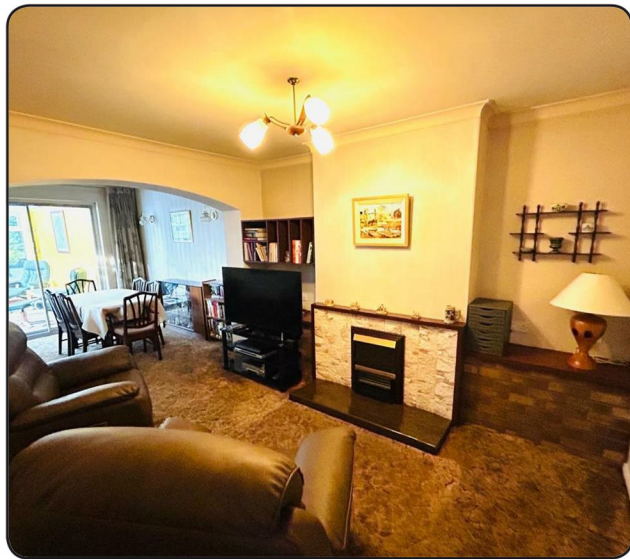
Agent:



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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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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.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having understairs storage, glazed door to Lounge.

LOUNGE

16' x 11'10" wp (4.88m x 3.61m wp)

Having fireplace with tiled inset and hearth.

FAMILY/DINING ROOM

22'10" x 11'8" (6.96m x 3.56m)

Having fireplace with tiled inset and hearth, ceiling cornicing, sliding doors to Conservatory.

CONSERVATORY

11'10" x 8'8" (3.61m x 2.64m)

Having tiled floor and French doors to rear.

KITCHEN/DINING AREA

19'3" x 7'9" (5.87m x 2.36m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for fridge and freezer, plumbed for washing machine, double oven, hob, extractor fan, fully tiled walls and tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 9' (3.63m x 2.74m)

Having built in wardrobe with sliding mirrored doors, bed space with cupboards over and bedside lockers.

BEDROOM 2

11'11" x 9'8" (3.63m x 2.95m)

Having hotpress.

BEDROOM 3

8'8" x 8'5" (2.64m x 2.57m)

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with mixer taps set in vanity unit with storage, wc, wooden ceiling, fully tiled walls.

EXTERIOR FEATURES

Lawn to front bordered by wall.

Lawn to rear.

Car port.

Fuel Store.

Tarmac driveway.

Outside tap.

GARAGE

Having up and over door.

ESTIMATED ANNUAL RATES

£1049.67 (OCT 2025)

