

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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.
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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.

£210,000



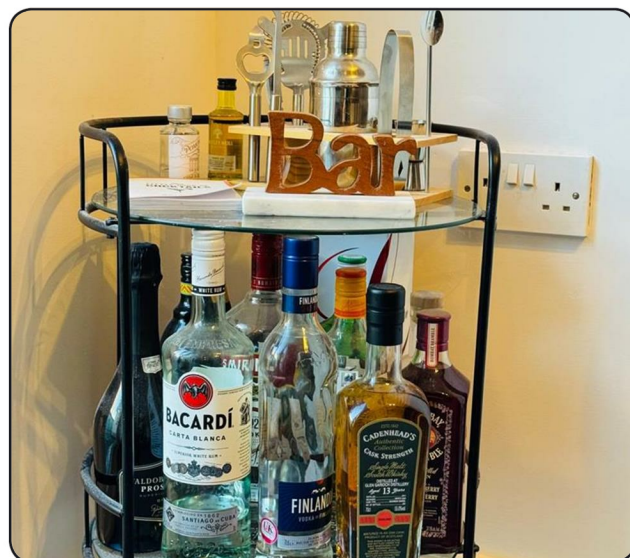
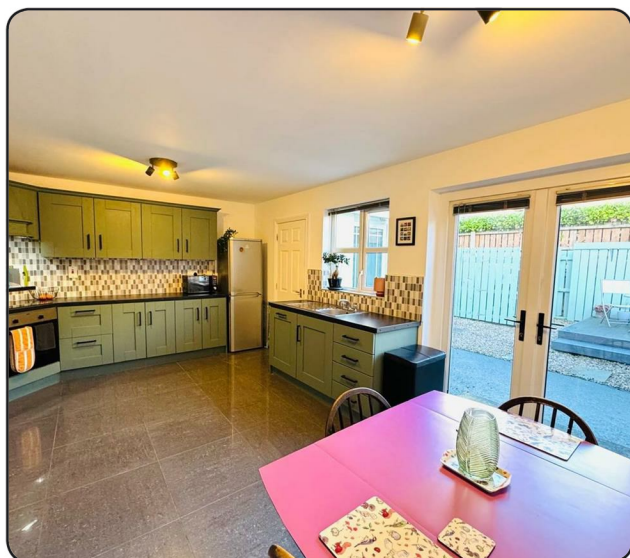
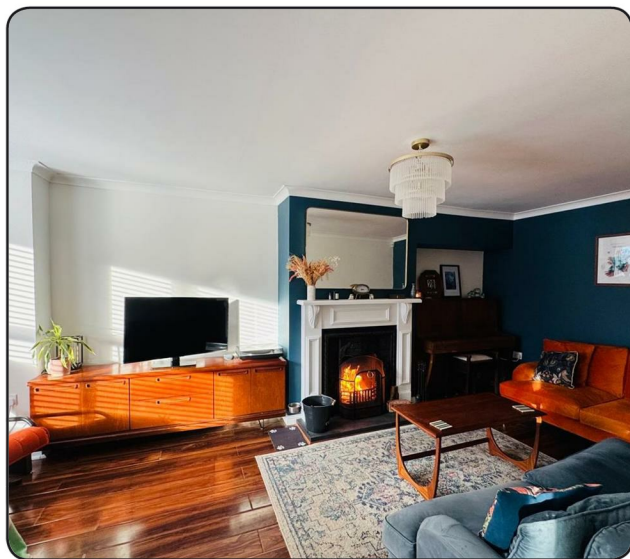
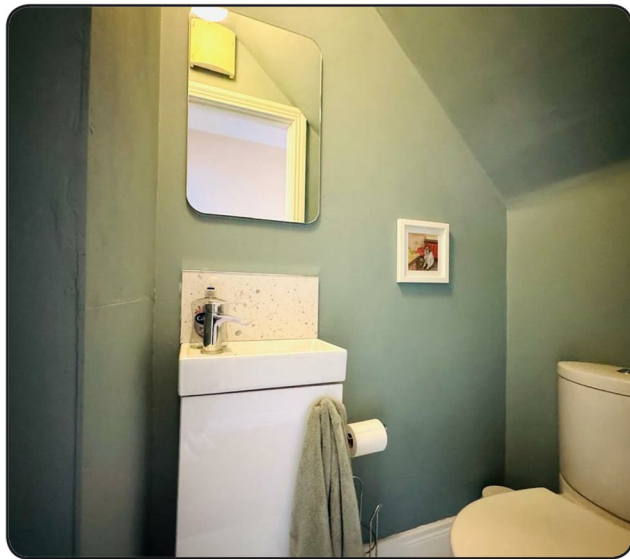
31 Brookview Glen, BT47 3GW

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- TARMAC PARKING TO FRONT
- EPC RATING - D

re	Energy rating	Current	Pote
	A		
1	B		
0	C		
8	D	62 D	68
4	E		
8	F		
	G		

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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

20'3" x 11'1" into bay (6.17m x 3.38m into bay)

Having attractive fireplace with cast iron inset, laminated wooden floor.

KITCHEN/DINING AREA

17'8" x 12' (5.38m x 3.66m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor canopy, space for fridge/freezer, tiled floor, ample dining space with French doors to rear.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

16'2" x 12'9" wp (4.93m x 3.91m wp)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

BEDROOM 2

17'5" x 10'10" wp (5.31m x 3.30m wp)

Having laminated wooden floor.

BEDROOM 3

10'10" x 8'6" wp (3.30m x 2.59m wp)

BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, grey radiator, tiled floor.

EXTERIOR FEATURES

Tarmac parking to front.

Yard to rear with decking.

Patio area.

ESTIMATED ANNUAL RATES

£1224.62 (OCT 2025)

