

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT 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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Daniel Henry
ESTATE AGENTS

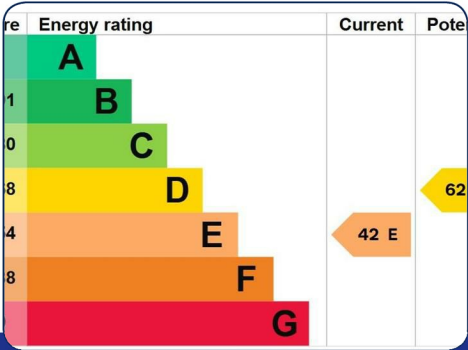
£350,000

FOR SALE

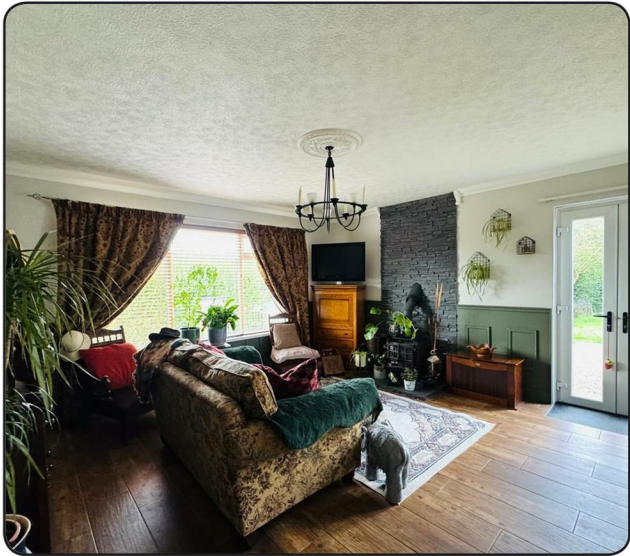
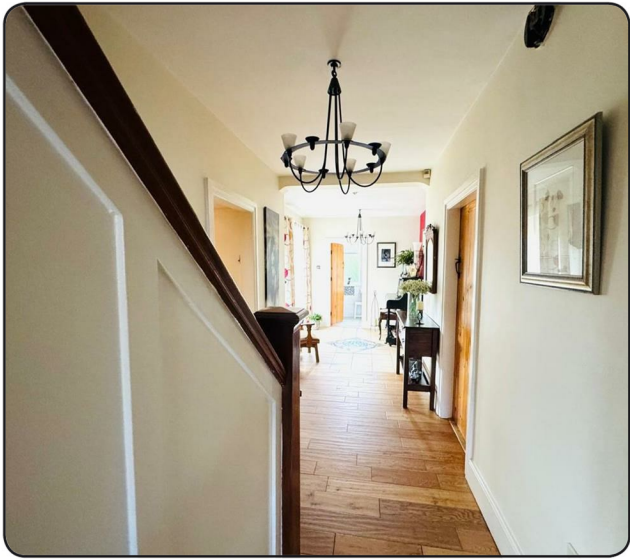


116 Fincairn Road, L'Derry, BT47 3LE

- DETACHED HOUSE
- 4 BEDROOM/3 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- EXTENSIVE LAWNS
- GARAGE & OUTBUILDINGS
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having partly tiled and wooden floor.

GUEST WHB & WC

Having 1/2 tiled walls and tiled floor.

LOUNGE

15'5" x 14'2" (4.70m x 4.32m)

Having multi fuel stove, ceiling cornicing, 1/2 height wooden panelled walls, laminated wooden floor, French doors to rear.

KITCHEN/DINING/LIVING

23'5" x 13'2" into bay (7.14m x 4.01m into bay)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, 'Esse' stove, wired for cooker, plumbed for dishwasher, ample dining space, laminated wooden floor.

LIVING AREA

Having fireplace and ceiling cornicing.

BEDROOM 4

14'10" x 14' (4.52m x 4.27m)

Having laminated wooden floor.

REAR HALLWAY

Having tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, storage.

FIRST FLOOR

LANDING

Having laminated wooden floor.

MASTER BEDROOM

13'5" x 12'1" (4.09m x 3.68m)

Having laminated wooden floor.

EN-SUITE

Comprising walk in shower, whb and wc, fully tiled walls and floor.

BEDROOM 2

14'9" x 12'10" (4.50m x 3.91m)

Having double built in wardrobe.

BEDROOM 3

11'4" x 8'11" (3.45m x 2.72m)

Having doubl built in wardrobe and laminated wooden floor.

FAMILY ROOM

14'3" x 12'11" (4.34m x 3.94m)

Having fireplace and laminated wooden floor.

READING ROOM OFF

13' x 7'8" (3.96m x 2.34m)

Having storage and laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, walk in shower, whb and wc, chrome radiator, fully tiled walls and floor.

EXTERIOR FEATURES

Extensive lawns stocked with abundance of plants, trees and shrubs.

Gravel driveway leading to Garage.

Outbuildings.

Outside light and tap.

ESTIMATED ANNUAL RATES

£

