

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£250,000

FOR SALE



25 Lenamore Park, Derry, BT48 8GL

- DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- DRIVEWAY TO SIDE
- LAWN & PATIO AREA TO REAR
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

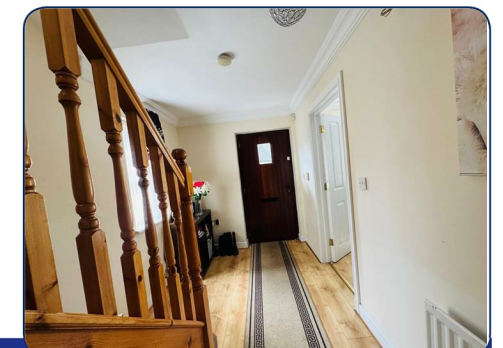
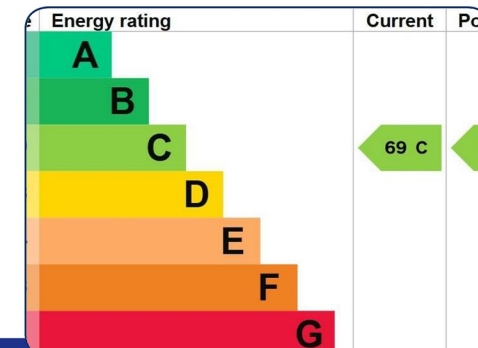
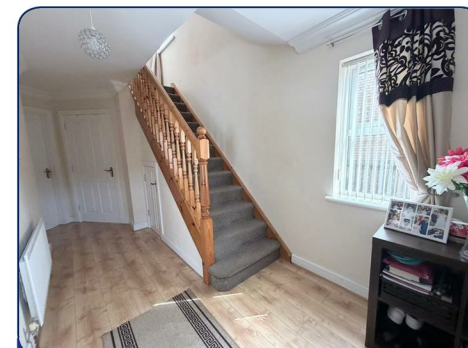
Agent:



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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ACCOMMODATION

HALLWAY

Having understairs storage, ceiling corning, laminated wooden floor.

GUEST WHB & WC

Having 1/2 tiled walls.

LOUNGE

17'11" x 12'2" into bay (5.46m x 3.71m into bay)
Having attractive fireplace, ceiling corning and laminated wooden floor.

KITCHEN

13'5" x 11' (4.09m x 3.35m)
Having range of eye and low level units with concealed lighting under, tiling between units, wine rack, hob, underoven, corner extractor canopy, integrated fridge/freezer and dishwasher, dining space.

UTILITY ROOM

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress and window.

MASTER BEDROOM

11'11" x 11'8" (3.63m x 3.56m)

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, 1/2 tiled walls.

BEDROOM 2

14'6" x 11'11" (4.42m x 3.63m)

BEDROOM 3

8'9" x 8'8" (2.67m x 2.64m)
Having built in wardrobe.

BATHROOM

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

EXTERIOR FEATURES

Lawn to rear.
Paved patio area to rear.
Driveway to side.

ESTIMATED ANNUAL RATES

£1588.00 (APRIL 2026)

