

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£270,000

FOR SALE



76 Brookview Glen, L'derry, BT47 3GW

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

- THREE STORY TOWNHOUSE
- 4 BEDROOM/ 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- SECURITY SYSTEM INSTALLED
- INTEGRAL GARAGE
- CUL-DE-SAC LOCATION
- PAVED PARKING TO FRONT
- PAVED YARD TO REAR ENCLOSED BY FENCE
- EPC RATING -

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.

www.danielhenry.co.uk
www.propertypal.com



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

GROUND FLOOR

HALLWAY

Having Cloaks cupboard, Oak wooden floor.

GUEST TOILET AND WHB

WC, WHB, Tiled floor

KITCHEN/DINING/SUNROOM

21'3" x 17' (6.48m x 5.18m)

Having 'Oak Shaker' eye and low level units with tiling between, granite worktops, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer, integrated dishwasher, gas hob, stainless steel extractor hood, electric oven, recessed lighting, tiled floor, dining space. Open plan to Sunroom, having laminated wooden floor and French doors to patio.

FIRST FLOOR

LANDING

Having hotpress

LOUNGE

22'2" x 20'9" (to widest points) (6.76m x 6.32m (to widest points))

Having attractive fireplace with open fire, PVC door to Balcony, recessed lighting.

BEDROOM 4/STUDY

11' x 10'10" (3.35m x 3.30m)

BATHROOM

Having bath, walk in shower, WC, WHB, tiled floor

SECOND FLOOR

MASTER BEDROOM

20'8" x 10'10" (6.30m x 3.30m)

Having recessed lighting and Juliet balcony

ENSUITE

Walk in Shower, WC, WHB and tiled floor.

BEDROOM (2)

12'8" x 9'8" (3.86m x 2.95m)

BEDROOM (3)

10'9" x 9'2" (3.28m x 2.79m)

INTEGRAL GARAGE

18' x 13'3 (5.49m x 4.04m)

Having roller door, light and power points, plumbed for washing machine, space for tumble drier. PVC door to back yard.

EXTERIOR FEATURES

Paved parking to front

Paved yard to rear enclosed by fence

Outside tap

ESTIMATED ANNUAL RATES

£1649.00 (APRIL 2026)

