



# FOR SALE

**174 LINCOLN COURT, WATERSIDE, L'DERRY, BT47 5NX**



**ASKING PRICE £85,000**

What a little beauty!!

We are delighted to welcome this 3 bedroom mid terrace home for sale located in the heart of the Waterside. The property is located close to local schools, shops and a short stroll to Altnagelvin Hospital. This home has been tastefully decorated throughout & maintained to a very high standard and is ready to move in to!! The property comprises of entrance Hallway, sitting room, dining kitchen, 3 bedrooms, WC & bathroom room. The property has oil fired central heating, PVC windows & doors throughout, enclosed front & rear gardens.

This home is ready made for First Time buyers to move straight in or an investor looking for a rental family home with no work required.

Viewings highly recommended

- \* **Modern & tastefully decorated**
- \* **PVC windows & doors throughout**
- \* **Convenient location**
- \* **Curtain poles & blinds included in the sale**
- \* **Mid terrace**
- \* **3 Bedrooms**
- \* **Enclosed front & back garden**

**EH Rentals**

**Residential Letting & Property Management**

**M: 07702242502**

**Email: [ehrentals@live.co.uk](mailto:ehrentals@live.co.uk)**

**[www.ehrentals.com](http://www.ehrentals.com)**

### **Entrance Hallway:**

Having cream tiled flooring & PVC front door

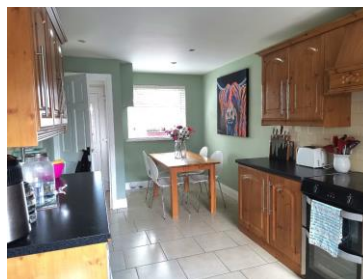
### **Sitting Room/Dining Room – 18ft 6” x 11ft 7”**

Having laminate wood flooring, 2x white venetian blinds, black chandelier light fitting, dark wood mantel with black granite hearth, space for stove fire, double panel radiator & single panel radiator



### **Kitchen – 18ft 10” x 12ft 7” (to widest point)**

Having cream tiled flooring, solid wood high & low level units with cream 'brick style' tiling between, integrated extractor, plumbed for washing machine, space for freestanding cooker, space for undercounter fridge & freezer, stainless steel sink with drainer, recessed downlighters, white venetian blind & roller blind & double panel radiator



### **Stairs & Landing:**

Having carpet flooring, roofspace access & hotpress



### **Bedroom 1 – 11ft 11” x 10ft 9”**

Having laminate wood flooring, white venetian blind, built in double door wardrobe & single panel radiator

### **Bedroom 2 – 8ft 10” x 8ft 10”**

Having varnished floorboards, white venetian blind & single panel radiator



### **WC – 5ft 5” x 2ft 8”**

Having cream tiled flooring & WC

### **Bathroom – 5ft 11” x 5ft 5”**

Having cream tiled flooring & fully tiled walls, bath with glass sliding shower screen, Redring electric shower, wash hand basin with vanity drawers, roller blind & chrome towel rail radiator



### **Bedroom 3 – 13ft 11” x 9ft 3”**

Having laminate wood flooring, white venetian blind, double door built in Wardrobe & single panel radiator

**External:**

**Front:** Paved pathway with coloured pebble stones with mature shrubs

**Back:** Concrete yard enclosed with fencing & having pedestrian gate, outside water tap, T bar washing line, PVC oil tank, oil burner housing & wooden shed



**TENURE:** To be confirmed

**NAV:** We have been verbally advised by the Rate. Collection Agency that the NAV is TBC.

**HOUSE TO SELL?** If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property and our competitive sale fees.

**FINANCE REQUIRED?** Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

**VIEWING:** By appointment with sole agent. To arrange an appointment to view contact us on;

**Mob: 07702242502**

**Or**

**e-mail us at: [ehrentals@live.co.uk](mailto:ehrentals@live.co.uk)**

**This property can be viewed on our website at:  
[www.ehrentals.com](http://www.ehrentals.com)**

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*The information supplied is to be used as a guide and buyer must satisfy their own needs.  
Structural, electrical, plumbing and appliances have not been tested.*