

£165,000

FOR SALE



26 Brook Manor, L'derry, BT47 2GD

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- DRIVEWAY
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC RATING-D



ACCOMMODATION

HALLWAY

LOUNGE

19'10 x 11'8 (6.05m x 3.56m)

Having fireplace with a granite hearth

KITCHEN/DINING

14' x 12'11 (to widest points) (4.27m x 3.94m (to widest points))

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, extractor fan, space for dishwasher, ample dining space, french doors to lawn.

UTILITY ROOM

Having low level units, single drainer sink unit with mixer taps, space for washing machine and dryer.

DOWNSTAIRS WC

Having WC, WHB and understair storage.

FIRST FLOOR

LANDING

Having hoptress

MASTER BEDROOM (1)

12' x 11'10 (3.66m x 3.61m)

EN-SUITE

Walk in shower, WC & WHB.

BEDROOM (2)

11'9 x 9'9 (3.58m x 2.97m)

Having built in wardrobe

BEDROOM (3)

9'9 x 7'6 (2.97m x 2.29m)

BATHROOM

Comprising bath with tiling around, walk in shower, WC and WHB.

EXTERIOR FEATURES

Neat lawn.

Driveway to side

ESTIMATED ANNUAL RATES:

£1099 APPROX (AUGUST 2026)

Disclosure of Interest: In accordance with the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a family member of the estate agent.

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