

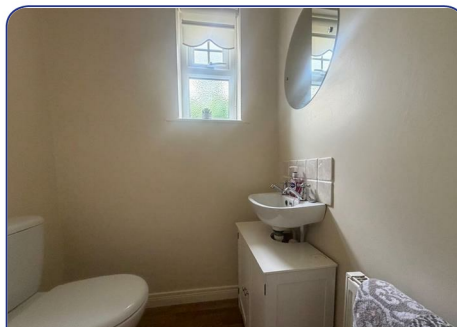
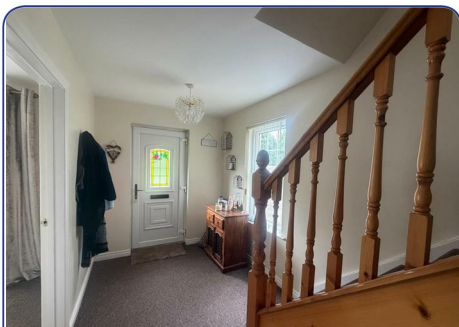
£159,950

FOR SALE



48 Brook Manor, L'derry, BT47 2GD

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- TARMAC PARKING TO FRONT
- LAWN TO REAR



ACCOMMODATION

HALLWAY

GUEST TOILET and WHB

LOUNGE

16'8 x 12'4 (5.08m x 3.76m)

Having fireplace

KITCHEN

13'8 x 11'9 (4.17m x 3.58m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, tiling between units, dining space.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress

MASTER BEDROOM

12'6 x 12'1 (3.81m x 3.68m)

EN-SUITE

Comprising fully tiled walk in shower, WHB, WC

BEDROOM (2)

12'1 x 12'1 (3.68m x 3.68m)

BEDROOM (3)

8'9 x 8'9 (2.67m x 2.67m)

Having built in wardrobe

BATHROOM

Comprising tiled walk in shower, bath, WHB, WC.

EXTERIOR FEATURES

Neat lawn to rear.

Paved patio area.

ESTIMATED ANNUAL RATES:

£977 approx (September 2026)

Agent: Daniel Henry (Waterside)

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