

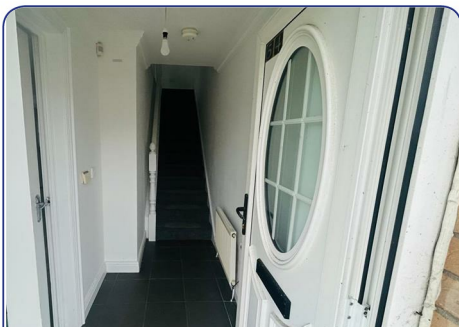
£190,000

FOR SALE



54 Carn Manor, L'derry, BT47 5SB

- END TOWNHOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- DRIVEWAY
- SOLD AS SEEN
- EPC RATING D



ACCOMMODATION

HALLWAY

Having tiled floor, ceiling cornicing.

LOUNGE

17'8 x 13'1 (5.38m x 3.99m)

Having fireplace, understair storage, ceiling cornicing, double doors to kitchen

KITCHEN/DINING

10'6 x 9'9 (3.20m x 2.97m)

Having eye and low level units with tiling between, single drainer stainless steel sink unit with mixer taps, intergated hob, underoven, extractor fan, space for fridge freezer, plumbed for washing machine, recessed lighting, ceiling cornicing, tiled floor.

UTILITY ROOM

7'4 x 6'5 (2.24m x 1.96m)

Having low level units, single drainer stainless steel sink unit with mixer taps with tiling around, space for tumble dryer, tiled floor.

DOWNSTAIRS WC

Having WHB with tiling around, WC, tiled floor.

FIRST FLOOR

LANDING

Having hotpress

MASTER BEDROOM

13'3 x 11'8 (to widest points) (4.04m x 3.56m (to widest points))

EN-SUITE

Having fully tiled walk in electric shower, WHB, WC, 1/2 tiled walls.

BEDROOM (2)

10'4 x 9'8 (3.15m x 2.95m)

BEDROOM (3)

7'3 x 7' (2.21m x 2.13m)

Having laminated wooden floor.

BATHROOM

Comprising bath, fully tiled walk in electric shower, WC, WHB, 1/2 tiled walls.

EXTERIOR FEATURES

Having tarmac driveway to front

Lawn to rear bordered by fence

ESTIMATED ANNUAL RATES:

£1160 APPROX (SEPTEMBER 2026)

EPC RATING D

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