

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk

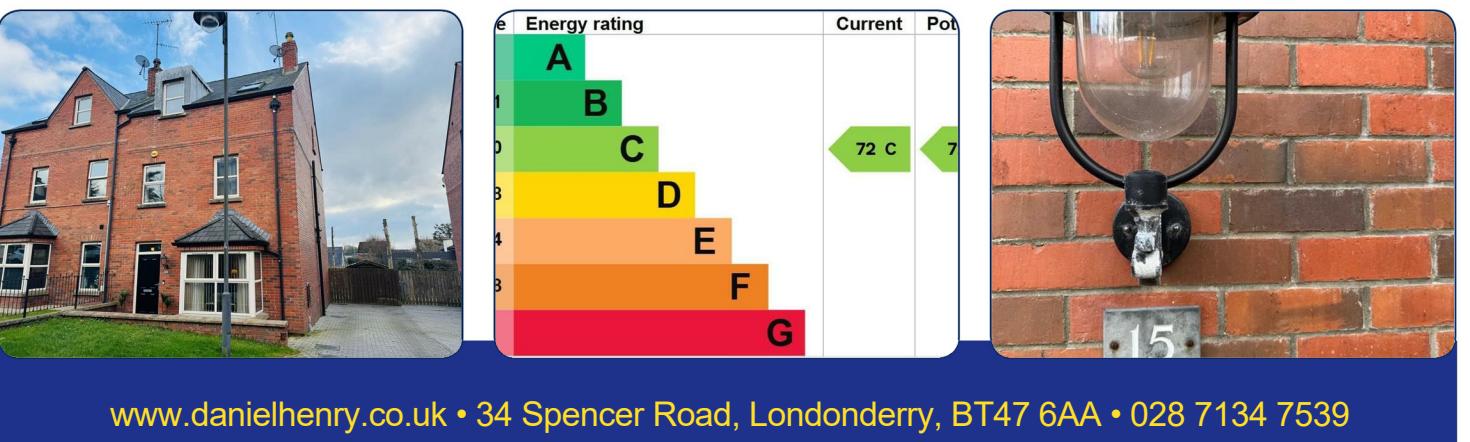
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

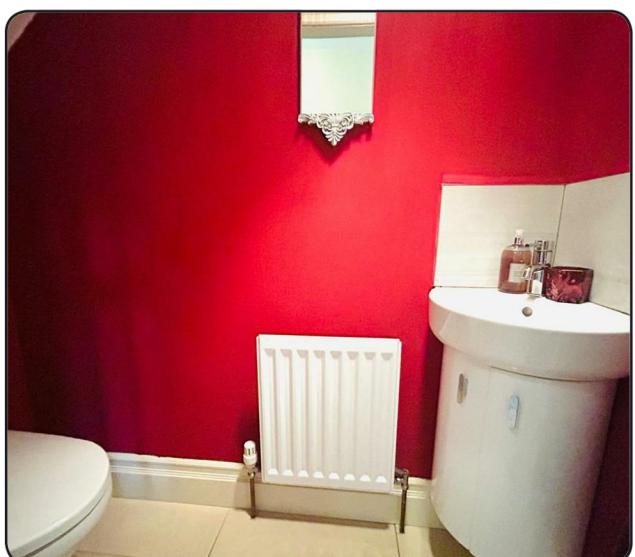
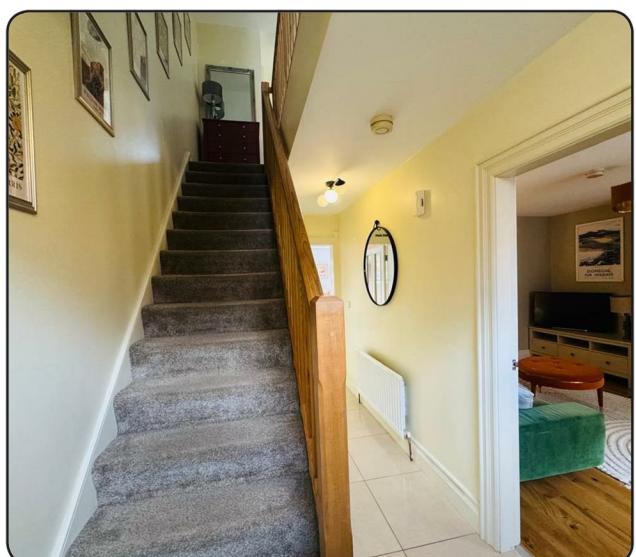
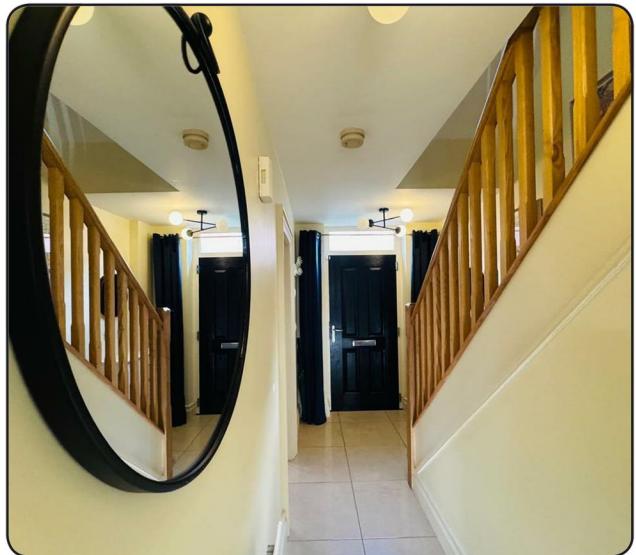
www.danielhenry.co.uk
www.propertypal.com

15 Greenhaw Manor, Derry, BT48 7FD

- SEMI DETACHED HOUSE
- 4 DOUBLE BEDROOMS/2 RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- LAWNS TO FRONT & REAR
- PAVED PATIO AREA
- LONG PAVED DRIVEWAY TO SIDE TO ALLOW FOR 2 OR 3 VEHICLES
- CUL-DE-SAC LOCATION
- EPC RATING - C



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

19'9" x 12' into bay (6.02m x 3.66m into bay)

Having attractive fireplace and wooden floor.

KITCHEN/DINING AREA

18'8" x 14'8" (5.69m x 4.47m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps set in 'Quartz' worktop with matching splashback, gas hob, oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washing machine, tiled floor, spacious dining area open plan to Sunroom.

SUN ROOM

10'8" x 9'10" (3.25m x 3.00m)

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

15'11" x 12' wp (4.85m x 3.66m wp)

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

BEDROOM 2

11'4" x 10'9" (3.45m x 3.28m)

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, fully tiled walk in shower, partly tiled walls, tiled floor.

SECOND FLOOR

BEDROOM 3

18'9" x 14'4" wp (5.72m x 4.37m wp)

BEDROOM 4

16'9" x 11'4" (5.11m x 3.45m)

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Neat lawn to rear.

Paved patio area.

Outside light and tap.

ESTIMATED ANNUAL RATES

£2157.66 (JAN 2026)

