

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
ESTATE AGENTS

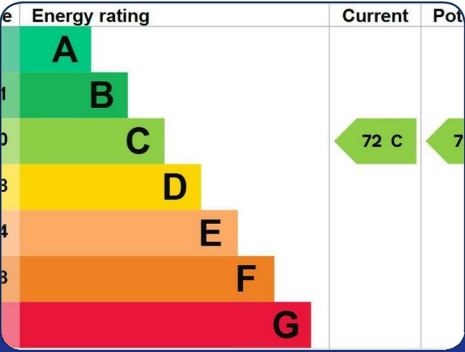
£350,000

**FOR SALE**



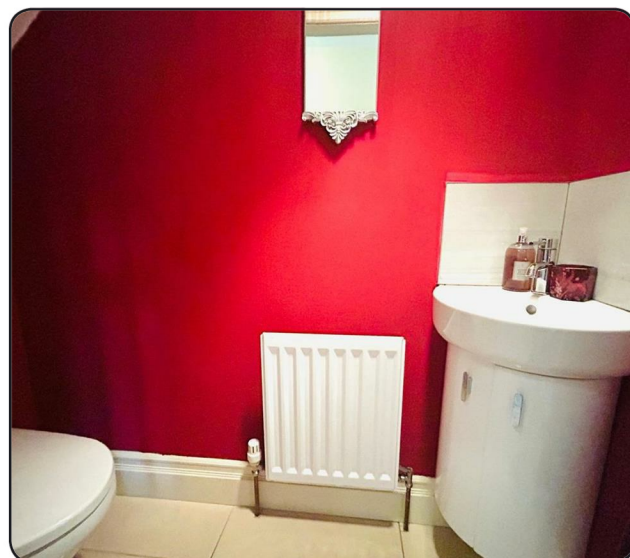
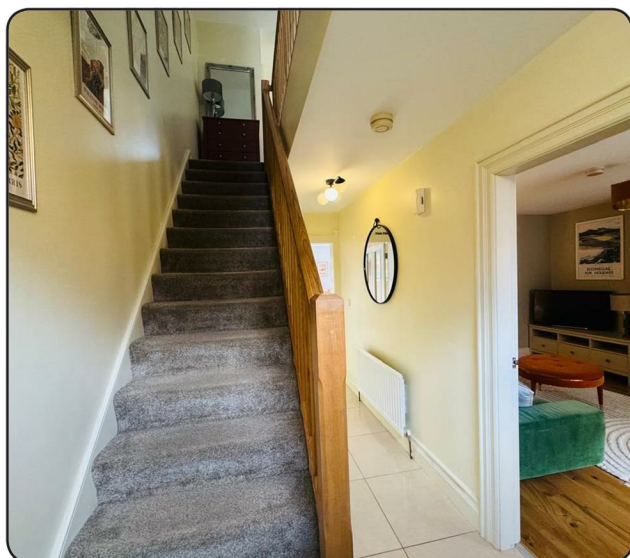
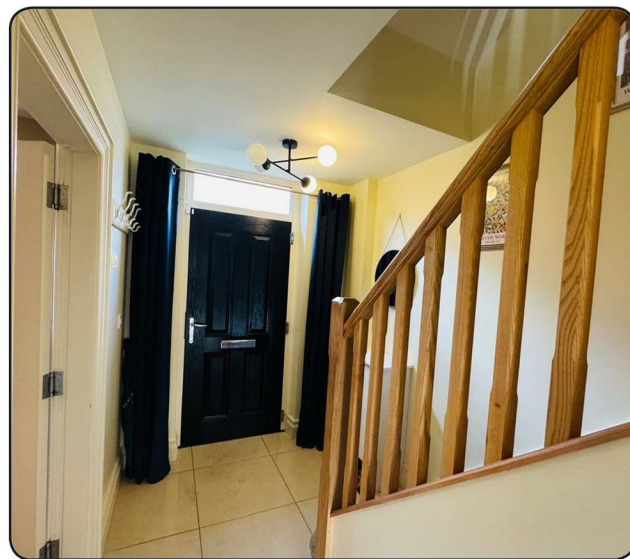
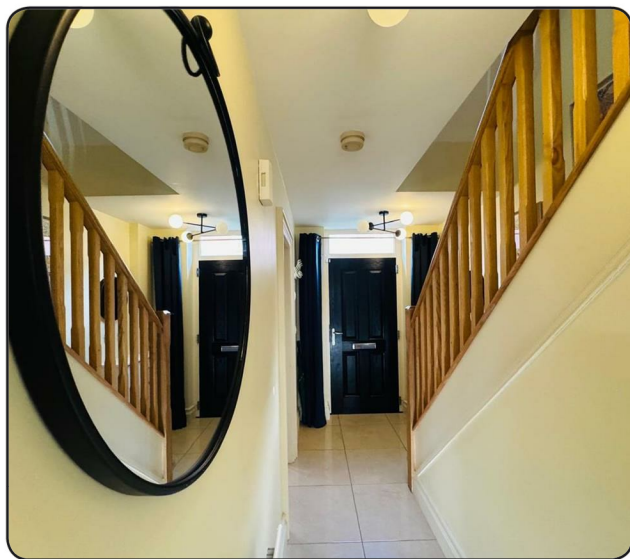
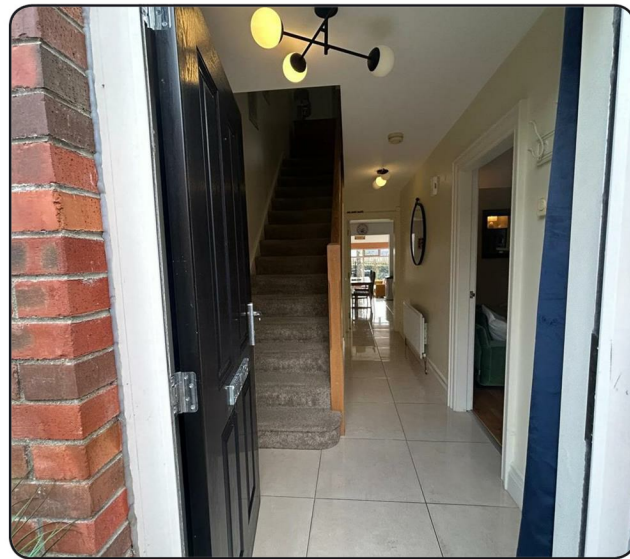
**15 Greenhaw Manor, Derry, BT48 7FD**

- 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



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## 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)

