

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£210,000

FOR SALE



3 The Manse Racecourse Road, Londonderry, BT48 8NF

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED THROUGHOUT
- OAK INTERNAL DOORS
- BEAM VACUUM SYATEM
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

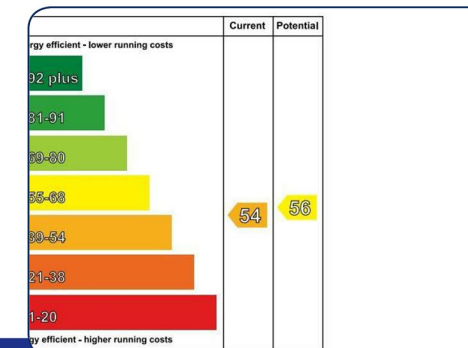
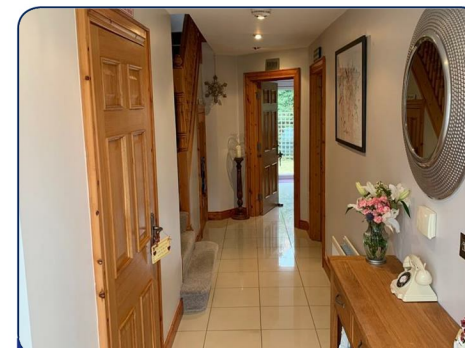
Agent:

Daniel Henry
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www.danielhenry.co.uk
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ACCOMMODATION

Entrance Hall having ceramic tiled floor, downlighters, sep wc, whb, tiled floor and understair storage.

Lounge 18'6" x 11'9" Having contemporary fireplace, gas fire, coving, down lighters and wooden floor.

Kitchen 13'9" x 13'6" Having range of eye and low level units, stainless steel extractor fan, gas hob and electric oven, integrated fridge freezer, integrated dishwasher, Frankie 1 1/2 bowl, granite work surface with splashback, tiled floor.

Utility Room having eye and low level units, stainless steel sink, plumbed for washing machine, space for tumble dryer and tiled floor.

Landing with hot press (pressured system).

Bedroom (1) 12'4" x 12'2" having laminate floor.

Ensuite comprising of walk in shower, wc, whb, tiled floor.

Bathroom comprising of bath with hand shower, walk in shower (fully tiled), vanity unit with whb, wc, part tiled walls and tiled floor.

Bedroom (2) 14'8" x 11'4" (wp)

Bedroom (3) 9'06" x 7'7"

Third Floor

Landing having walk in cupboard with access to two separate storage cupboards.

Bedroom (4) 15'6" x 10'8" (wp)

Ensuite comprising of walk in shower (fully tiled) wc, whb tiled floor.

Bedroom (5) 9'6" x 7'8"

EXTERIOR FEATURES

COBBLED AREA WITH AMPLE CAR PARKING TO FRONT

ENCLOSED GARDEN TO SIDE AND REAR LAID IN LAWN WITH PLANTS AND TREES

