

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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

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Daniel
Henry
ESTATE AGENTS

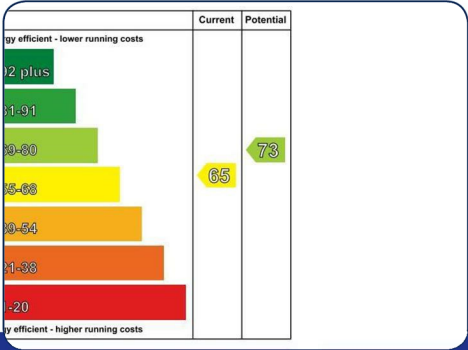
£92,000

FOR SALE



31 Brook Manor, Magheramason, BT47 2RU

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having tiled floor.

DOWNSTAIRS WHB & WC

Having extractor fan, tiled floor.

LOUNGE

15'11" x 12'3" (to widest points) (4.85m x 3.73m (to widest points))

Having fireplace.

KITCHEN/DINING

13'6" x 11'2" (4.11m x 3.40m)

Having range of eye and low level units, tiling between units, 1 1/2 single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for dishwasher, integrated hob and underoven, extractor fan, tiled floor.

UTILITY ROOM

7'9" x 5'6" (2.36m x 1.68m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, tiled floor.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

13'4" x 10'5" (4.06m x 3.18m)

EN SUITE

Comprising of walk in electric shower, PVC cladding to walls, WC, WHB with tiling around, extractor fan, laminated wooden floor.

BEDROOM (2)

12'4" x 10'4" (to widest points) (3.76m x 3.15m (to widest points))

BEDROOM (3)

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

Having built in wardrobe.

BATHROOM

Comprising of bath with tiling around, WC, WHB with tiling around, walk in electric shower, PVC cladding, extractor fan, laminated wooden floor.

EXTERIOR FEATURES

Parking to side.

Garden to rear enclosed by fence.

Paved patio area.

