

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£149,950

FOR SALE



47a Blackthorn Manor, Derry/Londonderry, BT47 5ST

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

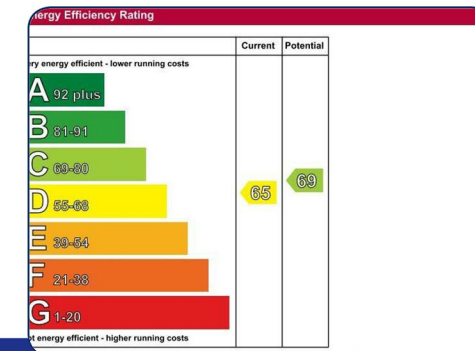
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ACCOMMODATION

HALLWAY

Having ceiling cornicing, storage cupboard and laminated wooden floor.

DOWNSTAIRS WHB & WC

Having 1/2 tiled walls and tiled floor.

LOUNGE

16'11" x 11'6" (5.16m x 3.51m)

Having fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING AREA

17'10" x 13'5" (to widest points) (5.44m x 4.09m (to widest points))

Having range of eye and low level units, tiling between units, hob and oven, stainless steel extractor hood, integrated fridge / freezer, integrated dishwasher, 1 1/2 bowl stainless steel sink unit with mixer taps, ample dining space with French doors leading to rear lawn, tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard and laminated wooden floor.

MASTER BEDROOM

15'6" x 11'7" (4.72m x 3.53m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

BEDROOM 2

11'6" x 11'3" (3.51m x 3.43m)

Having laminated wooden floor.

BEDROOM 3

9'9" x 9'6" (2.97m x 2.90m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, fully tiled walk in shower, remaining walls 1/2 tiled, tiled floor.

EXTERIOR FEATURES

Lawns to front & rear.