

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£200,000

FOR SALE



12 Manor Hill, L'Derry, BT47 2JT

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- OAK INTERNAL DOORS
- EPC RATING - B

VIEWING STRICTLY BY APPOINTMENT ONLY

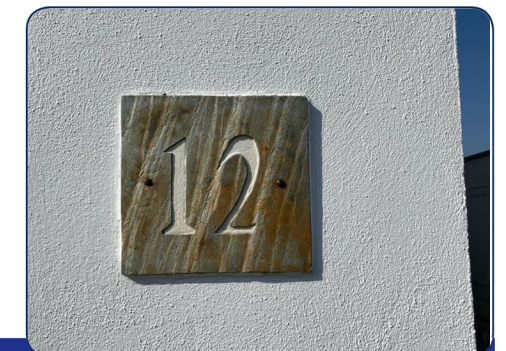
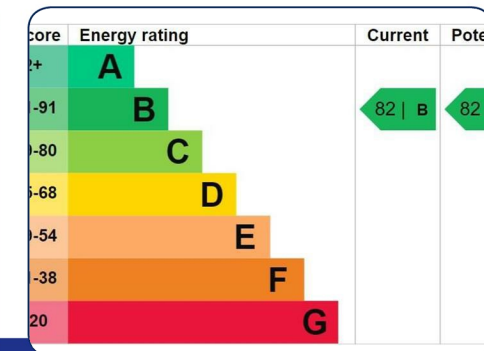
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST TOILET & WHB

LOUNGE

16'6" x 12'10" wp (5.03m x 3.91m wp)

Having multi fuel stove set on granite hearth, laminated wooden floor.

KITCHEN / DINING AREA

17'8" x 17'7" (5.38m x 5.36m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine and dishwasher, ample dining space, French doors to rear, tiled floor.

FIRST FLOOR

LANDING

MASTER BEDROOM

12'3" x 10'5" (3.73m x 3.18m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc.

BEDROOM 2

16'5" x 10' (5.00m x 3.05m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

11'1" x 7'5" (3.38m x 2.26m)

BEDROOM 4

9'9" x 7'4" (2.97m x 2.24m)

Having laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, fully tiled walk in electric shower, whb and wc.

EXTERIOR FEATURES

Neat lawns to front and side.

Paved yard to rear enclosed by fence and gate.

Shed.

Outside lighting.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1112.86 (MARCH 2022)

