

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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Daniel Henry
 ESTATE AGENTS

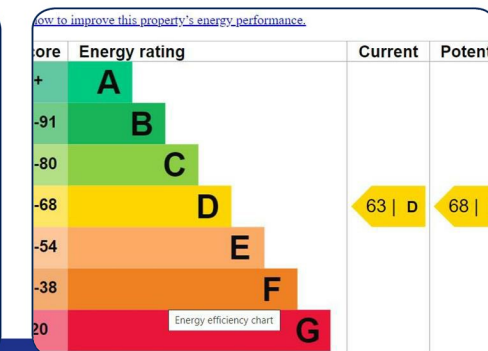
£270,000

FOR SALE

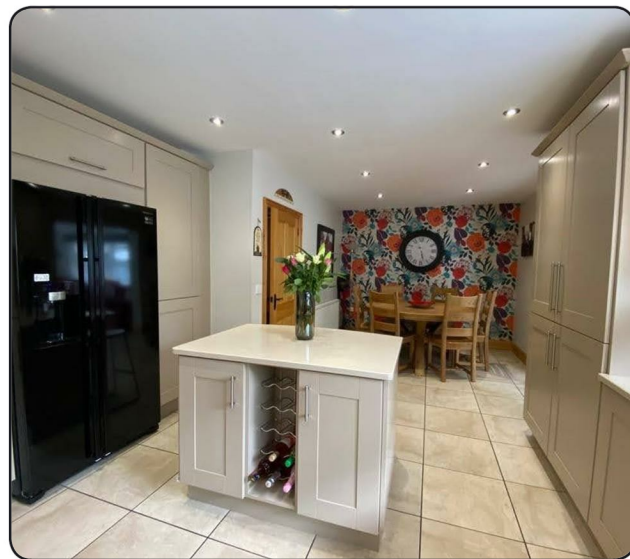
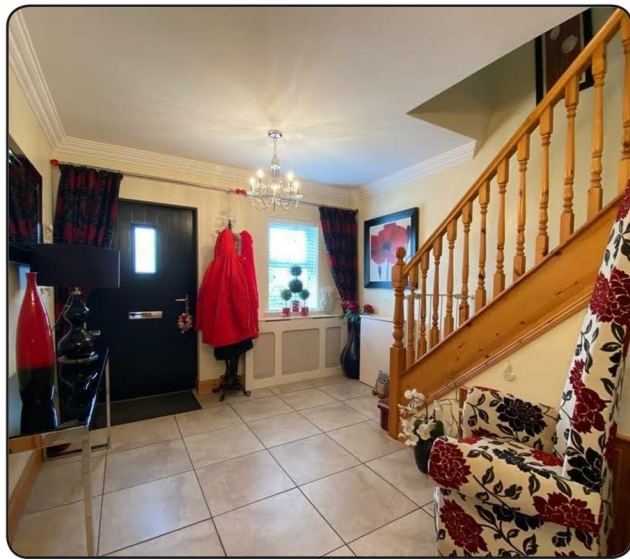
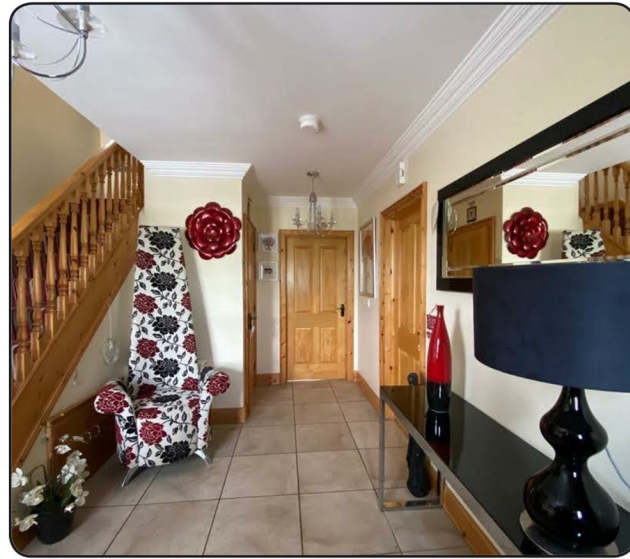


89 Blackthorn Manor, L'Derry, BT47 5TA

- DETACHED HOUSE WITH GARAGE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- VIEWS OF FOYLE BRIDGE & DONEGAL HILLS
- EPC RATING -
- LAWN AND PATIO TO REAR



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ACCOMMODATION

HALLWAY

Having ceiling cornicing and tiled floor.

GUEST WHB & WC

Having whb set in vanity unit, wc, tiled floor.

LOUNGE

15'3" x 14'9" wp (4.65m x 4.50m wp)

Having magnificent marble fireplace with 'Stovax' multi fuel stove, granite hearth and inset, ceiling cornicing.

KITCHEN / DINING AREA

25'11" x 11'6" (7.90m x 3.51m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps set in Quartz worktop, matching splashback, 'Rangemaster' cooking centre, extractor hood, 'Samsung' American style fridge / freezer, 'Belling' integrated dishwasher, centre island with storage under, wine rack, ample dining space, recessed lighting, tiled floor. Open plan to Sunroom.

SUN ROOM

13'6" x 13' (4.11m x 3.96m)

Having tiled floor and French doors leading to garden.

UTILITY ROOM

Having units, sink unit, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'9" x 11'2" (3.58m x 3.40m)

Having built in wardrobes, cupboards and headboard.

EN-SUITE

Comprising walk in power shower, whb set in vanity unit, wc, fully tiled walls and floor.

BEDROOM 2

14' x 10' into wardrobe (4.27m x 3.05m into wardrobe)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

11'6" x 10' wp (3.51m x 3.05m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 4

11'9" x 8'3" (3.58m x 2.51m)

Having built in wardrobeds with sliding mirrored doors.

BATHROOM

Comprising bath, walk in shower, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE 20' x 12' Having roller door, light and power points, side window and door.

Tarmac driveway.

Neat lawn to rear with paved patio area.

Enclosed area to side for bin storage and drying

ESTIMATED ANNUAL RATES

£1625.75 (MAY 2022)

