

**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



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**Daniel Henry**  
ESTATE AGENTS

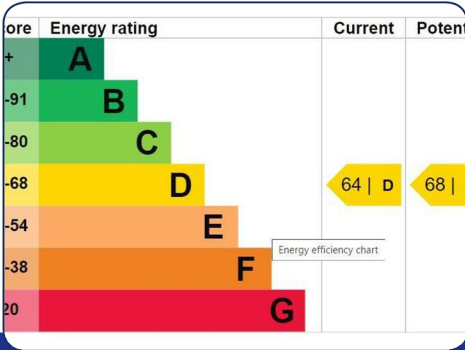
£239,950

**FOR SALE**



**40A Blackthorn Manor, L'Derry, BT47 5ST**

- DETACHED HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- CORNER PLOT
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING - D



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#### **HALLWAY**

Having understairs storage, ceiling cornicing, laminated wooden floor.

#### **GUEST WHB & WC**

Having 1/2 tiled walls and tiled floor.

#### **LOUNGE**

14'8" x 12'6" (4.47m x 3.81m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

#### **KITCHEN / DINING AREA**

23'9" x 13'3" (7.24m x 4.04m)

Having range of eye and low level units, tiling between units, matching pelmet over window with recessed lighting, 1 1/2 bowl stainless steel sink unit with mixer taps, recessed lighting, ample dining space, tiled floor, double doors leading to Sun Room.

#### **SUN ROOM**

10'8" x 10'5" (3.25m x 3.18m)

Having recessed lighting, tiled floor, French doors leading to patio area.

#### **FIRST FLOOR**

#### **LANDING**

Having hotpress.

#### **MASTER BEDROOM**

13'4" x 11'9" (4.06m x 3.58m)

Having laminated wooden floor.

#### **EN-SUITE**

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

#### **BEDROOM 2**

11'8" x 9'5" (3.56m x 2.87m)

Having laminated wooden floor.

#### **BEDROOM 3**

11'7" x 9'5" (3.53m x 2.87m)

Hvaing laminated wooden floor.

#### **BATHROOM**

Comprising Jaxuzzi style bath with telephone hand shower attachment to taps, whb and wc, fully tiled walk in electric shower, 1/2 tiled walls, tiled floor.

#### **EXTERIOR FEATURES**

Neat lawns to front and rear bordered by fence. Maturing hedging.

Enclosed to rear by fence and gate,

Tarmac driveway to rear.

#### **ESTIMATED ANNUAL RATES**

£1258.01 (JULY 2021)

