

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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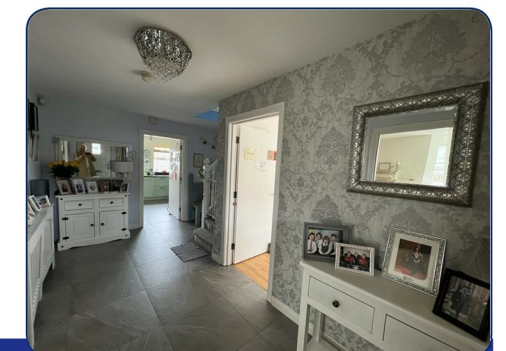
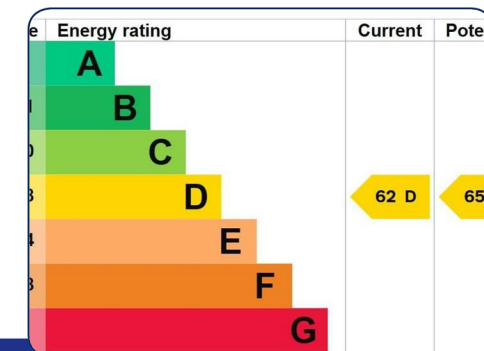
Daniel Henry
ESTATE AGENTS

£260,000



69 Copperthorpe, Drumahoe, BT47 3LT

- DETACHED HOUSE
- 4 RECEPTION/5 BEDROOM
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- EXTENSIVE LAWNS TO SIDE AND REAR
- GRAVEL DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC -



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

FAMILY ROOM

13'10" x 10'10" (4.22m x 3.30m)

Having laminated wooden floor.

LOUNGE

16'8" x 11'7" (5.08m x 3.53m)

Having fireplace, laminated wooden floor, double doors to Dining room.

DINING ROOM

11'3" x 10' (3.43m x 3.05m)

Having tiled floor, double doors to Sun room.

SUN ROOM

12'3" x 11'6" (3.73m x 3.51m)

Having tiled floor.

KITCHEN

14'2" x 11'2" (4.32m x 3.40m)

Having eye and low level units, Belfast sink set in granite worktop, hob, underoven, extractor hood, plumbed for dishwasher, tiled floor.

UTILITY ROOM

Having low level units, single drainer stainless steel sink unit with mixer taps, tiled floor.

FIRST FLOOR

LANDING

Having hotpress and wooden floor.

MASTER BEDROOM

14'11" x 11'4" (4.55m x 3.45m)

Having double doors leading to balcony.

EN-SUITE

Comprising tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

16'2" x 12' (4.93m x 3.66m)

Having laminated wooden floor.

BEDROOM 3

12' x 10'11" (3.66m x 3.33m)

Having laminated wooden floor.

BEDROOM 4

11'2" x 9'10" (3.40m x 3.00m)

Having laminated wooden floor.

BATHROOM

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

SECOND FLOOR

LANDING

Having built in wardrobe.

BEDROOM 5

18'5" x 16'9" (5.61m x 5.11m)

DRESSING ROOM

EN-SUITE

Comprising walk in shower, whb and wc.

EXTERIOR FEATURES

Spacious lawns to side and rear.

Enclosed to rear by fence and gate.

Paved patio area.

Gravel driveway.

ESTIMATED ANNUAL RATES

£1793.16 (MAY 2023)

