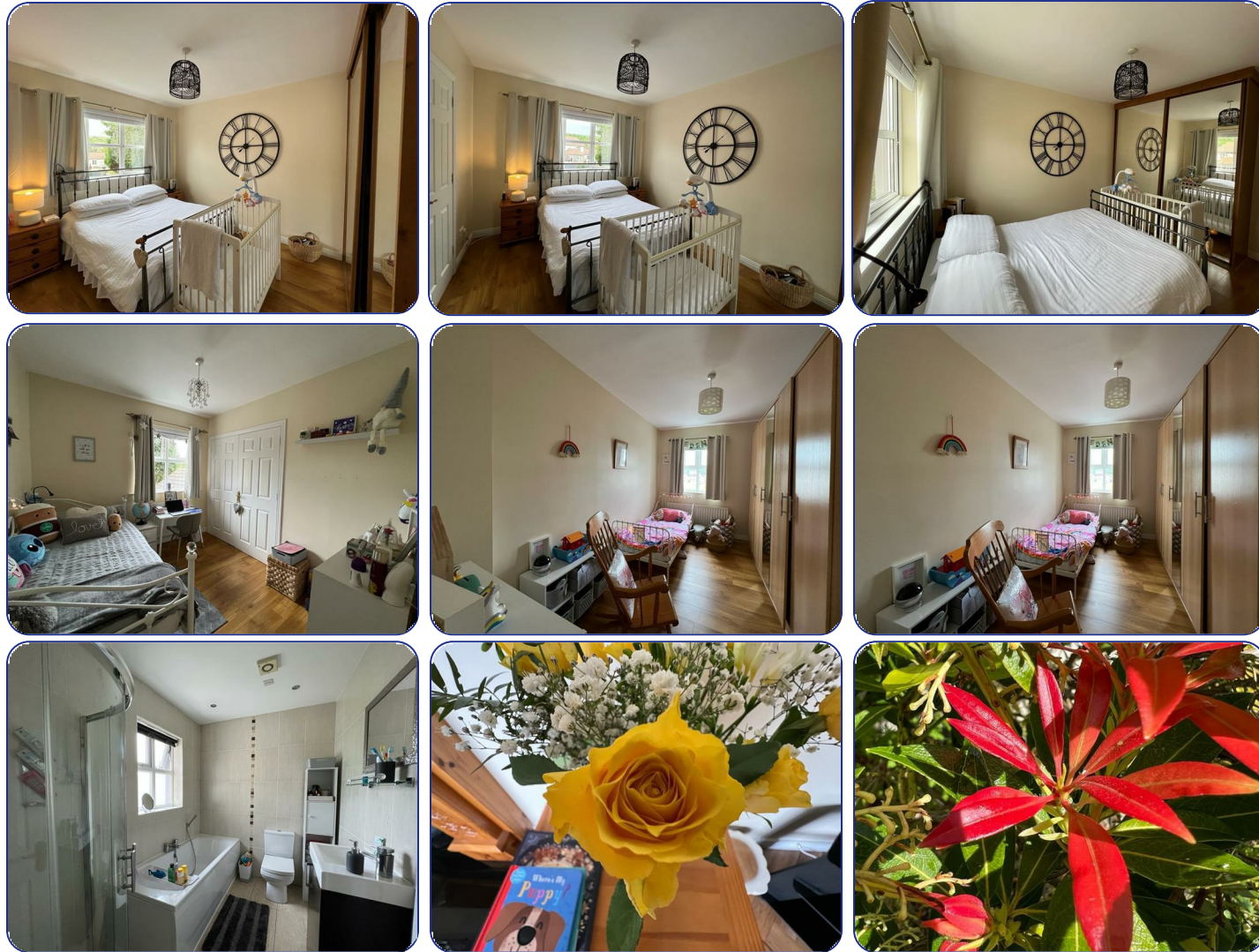


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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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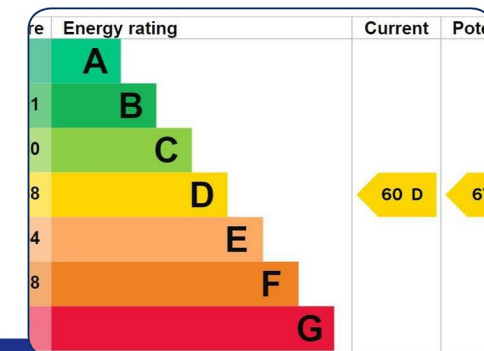
£210,000

**FOR SALE**



**18 Gortin Manor, L'Derry, BT47 2TF**

- DETACHED HOUSE
- 4 BEDROOMS/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT & EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING - D



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**ACCOMMODATION**

**HALLWAY**

Having recessed lighting and tiled floor.

**GUEST WHB & WC**

Having tiled floor.

**LOUNGE**

17'2" x 13'4" wp (5.23m x 4.06m wp)

Having attractive fireplace, Herringbone wooden floor, wall light points.

**FAMILY ROOM**

12'9" x 8'10" (3.89m x 2.69m)

Having Herringbone wooden floor, double doors leading to Sun room.

**SUN ROOM**

13'9" x 13'1" (4.19m x 3.99m)

Having tiled floor, French doors.

**KITCHEN**

17'8" x 15'5" wp (5.38m x 4.70m wp)

Having range of eye and low level units, matching window pelmet, tiling between units, 'Leisure' cooking centre, plumbed for washing machine and dishwasher, ample dining space, understairs storage, tiled floor.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

12'4" x 9'9" (3.76m x 2.97m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

**EN-SUITE**

Comprising electric shower, whb and wc, fully tiled walls and floor.

**BEDROOM 2**

13'4" x 8'3" wp (4.06m x 2.51m wp)

Having laminated wooden floor.

**BEDROOM 3**

13'3" x 8'7" (4.04m x 2.62m)

Having laminated wooden floor.

**BEDROOM 4**

9'9" x 8'6" (2.97m x 2.59m)

Having double built in wardrobe and laminated wooden floor.

**BATHROOM**

Comprising bath with shower fitting to taps, whb set in vanity unit, wc, walk in shower, fully tiled walls and floor.

**GARAGE**

Having roller door, light and power points, side door and window.

**EXTERIOR FEATURES**

Walled to front with shrub border and double entrance gates.

Lawn to side.

Tarmac driveway.

**ESTIMATED ANNUAL RATES**

£1265.76 (MAY 2023)

