

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

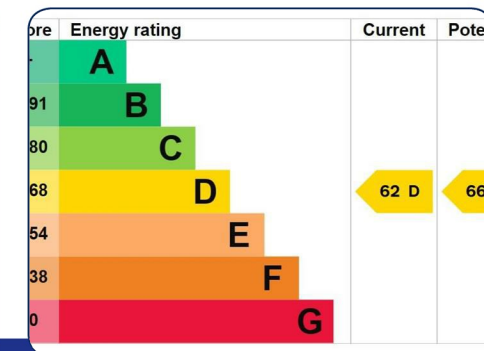
£190,000

FOR SALE

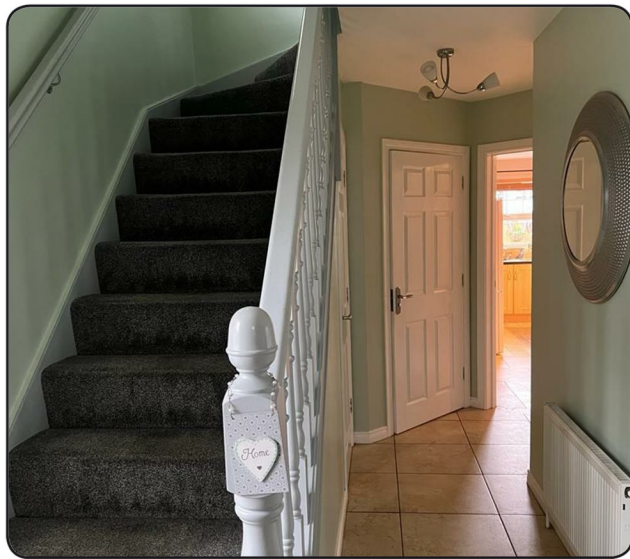


42 Brook Manor, Magheramason, BT47 2GD

- DETACHED HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC REAR DOOR
- LAWNS TO FRONT, SIDE & REAR
- TARMAC DRIVEWAY
- SECURITY SYSTEM INSTALLED
- EPC -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

16'4" x 13'1" (4.98m x 3.99m)

Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

18'7" x 18'1" (5.66m x 5.51m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, extractor hood, plumbed for dishwasher, centre island with storage, ample dining space, tiled floor, French doors leading to rear.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, Attic via 'slingsby' style ladder

MASTER BEDROOM

13'9" x 11'1" (4.19m x 3.38m)

EN-SUITE

Comprising shower pod with electric shower, whb and wc.

BEDROOM 2

13'2" x 11'11" (4.01m x 3.63m)

BEDROOM 3

11'7" x 7'2" (3.53m x 2.18m)

BEDROOM 4

9'1" x 8'5" (2.77m x 2.57m)

Having built in wardrobe.

BATHROOM

Comprising bath, whb and wc, walk in shower with PVC cladding to walls.

EXTERIOR FEATURES

GARAGE

19'3" x 13'1" (5.87m x 3.99m)

Having roller door, light and power points.

Neat lawns to front, side and rear bordered by fence and gate.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1213.02 (JUNE 2023)

