

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£115,000

FOR SALE



24 Gortin Manor, L'Derry, BT47 2TF

VIEWING STRICTLY BY APPOINTMENT ONLY

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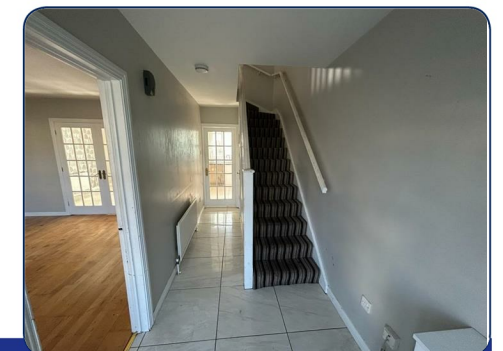
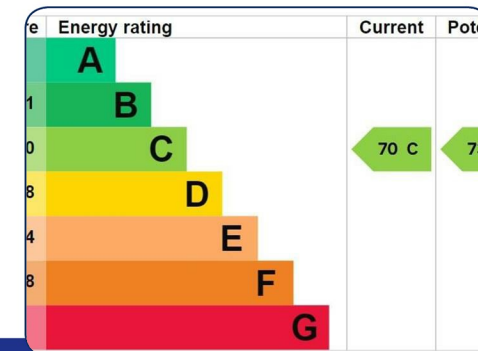
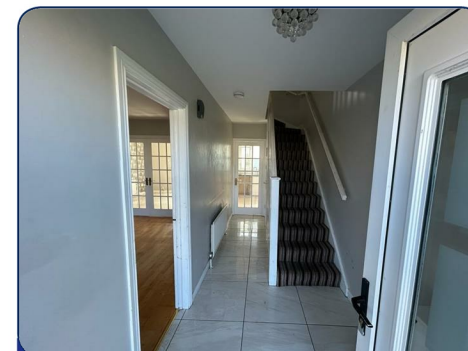
- MID TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- SOLD AS SEEN
- EPC RATING - C

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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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

17'7" x 12'10" wp (5.36m x 3.91m wp)

Having wooden floor and double doors leading to kitchen.

KITCHEN / DINING AREA

18'11" x 10'4" (5.77m x 3.15m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor, French doors leading to rear.

FIRST FLOOR

LANDING

BEDROOM 1

13'8" x 10'9" wp (4.17m x 3.28m wp)

Having built in wardrobe, French doors, laminated wooden floor.

BEDROOM 2

12'4" x 11'5" (3.76m x 3.48m)

BEDROOM 3

7'11" x 7'10" (2.41m x 2.39m)

BATHROOM

Comprising bath with mixer taps, whb vanity unit, wc, fully tiled walk in electric shower, stainless steel towel rail, PVC ceiling with recessed lighting, extractor fan, tiled floor.

EXTERIOR FEATURES

Communal parking to front.

Lean to with power, double doors, bar area.

Utility room 11'7" x 5'3" having power, PVC windows and doors, access to mews.

Outside light and tap.

ESTIMATED ANNUAL RATES

£791.10 (SEPT 2023)

