

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£160,000

**FOR SALE**



**9 Oaktree Manor, Eglinton, BT47 3PG**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

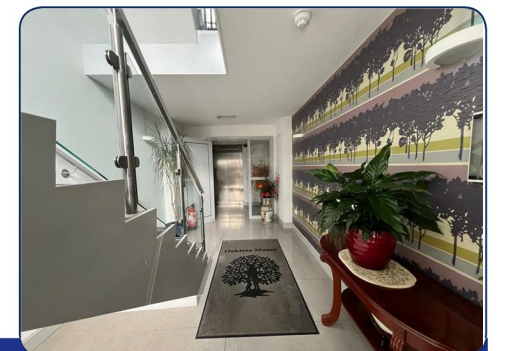
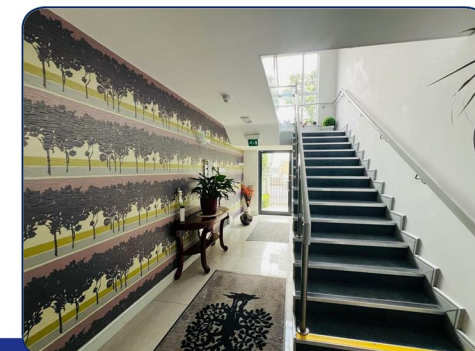
**Daniel**  
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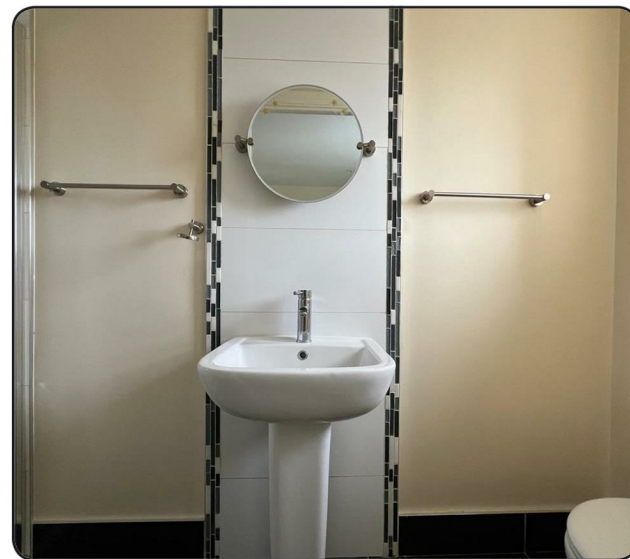
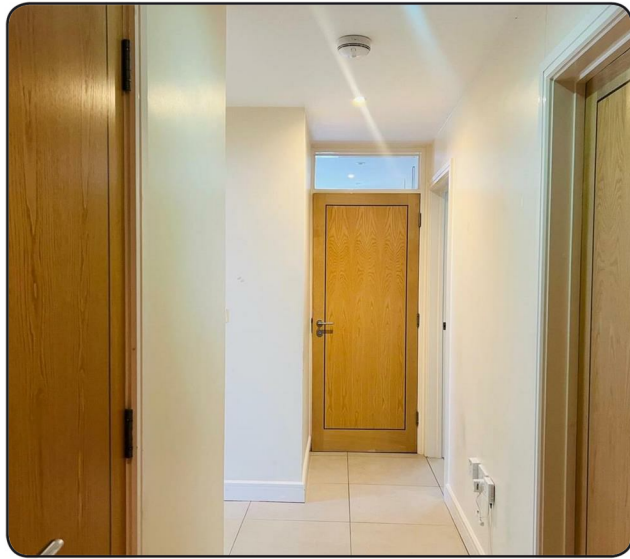
- FIRST FLOOR APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LIFT TO ALL FLOORS
- CARPETS & BLINDS INCLUDED IN SALE
- INTERCOM ACCESS
- SHED
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard, recessed lighting, tiled floor.

**UTILITY CUPBOARD**

Plumbed for washing machine.

**LOUNGE / KITCHEN / DINING AREA**

24' x 12'2" (7.32m x 3.71m)

Having dual aspect, kitchen area having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, integrated fridge/freezer and dishwasher. Kitchen area having recessed lighting and tiled floor, spacious lounge area with ample dining space.

**MASTER BEDROOM**

11'7" x 10'8" (3.53m x 3.25m)

Having built in wardrobes with sliding mirrored doors, recessed lighting.

**EN-SUITE**

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

**BEDROOM 2**

11'7" x 10'2" (3.53m x 3.10m)

Having built in wardrobes with sliding mirrored doors, recessed lighting.

**BATHROOM**

Comprising bath with telephone hand shower attachment to taps, fully tiled walk shower, whb and wc, recessed lighting, fully tiled walls, tiled floor.

**EXTERIOR FEATURES**

Shed to rear with light and power points.  
Communal garden and seating area.

**ESTIMATED ANNUAL RATES**

£777.84 (AUG 2024)

