

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£159,950

**FOR SALE**



**20 Brook Manor, Magheramason, BT47 2GD**

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

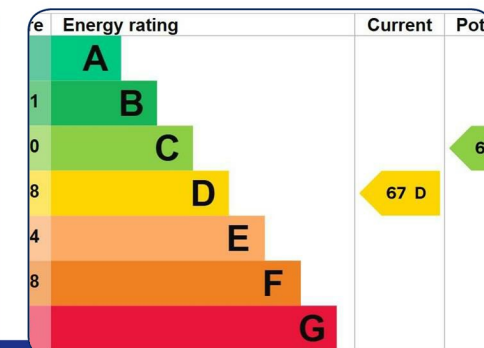
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

#### GUEST WHB & WC

#### LOUNGE

16'1" x 12'5" wp (4.90m x 3.78m wp)  
Having fireplace.

#### KITCHEN / DINING AREA

13'5" x 11' (4.09m x 3.35m)  
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, integrated dishwasher.

#### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

12'3" x 11'10" (3.73m x 3.61m)

#### EN-SUITE

Comprising walk in electric shower with PVC cladding to walls, whb with tiling around, wc, extractor fan.

#### BEDROOM 2

12'5" x 12'3" wp (3.78m x 3.73m wp)

#### BEDROOM 3

9'1" x 8'9" wp (2.77m x 2.67m wp)  
Having built in wardrobe.

#### BATHROOM

Comprising bath with tiling around, walk in electric shower with PVC cladding to walls, whb with tiling around, wc, extractor fan.

#### EXTERIOR FEATURES

Lawns to front and rear.

#### ESTIMATED ANNUAL RATES

£972.30 (JAN 2025)

