

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£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

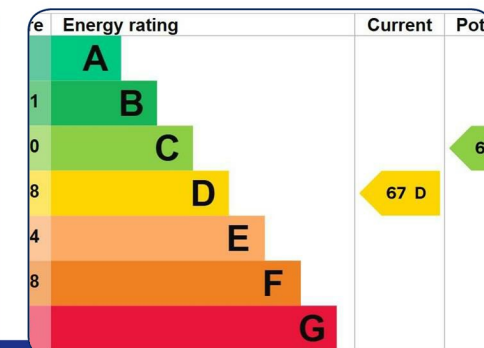
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THE PROPERTY COMPRISES:

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)

