

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 -

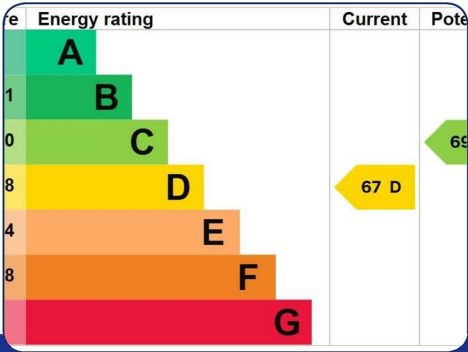
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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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.
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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.



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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)

