

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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

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.

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

£225,000

FOR SALE

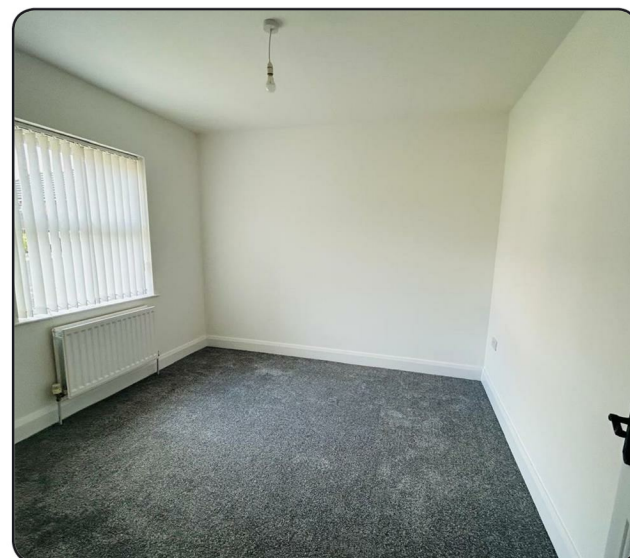
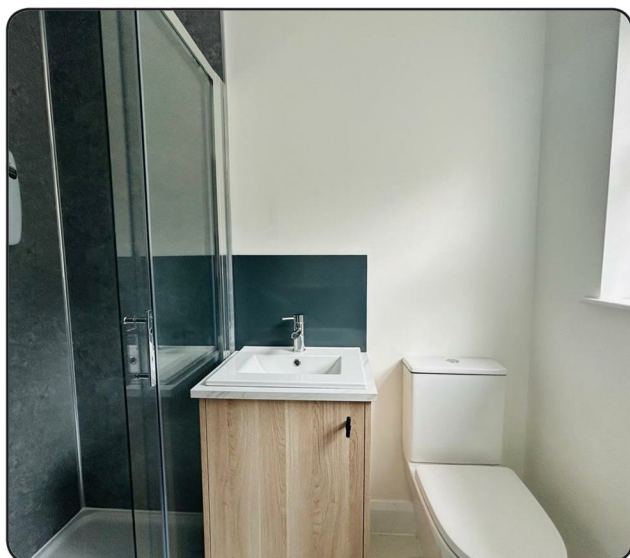
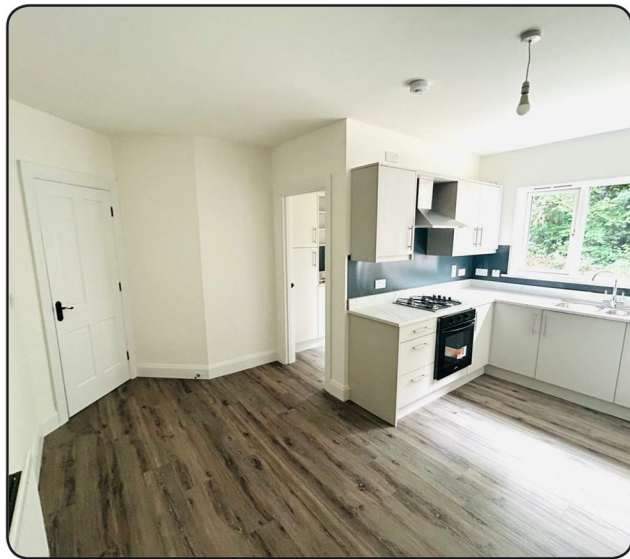


13 Blackthorn Manor, L'Derry, BT47 5ST

- SEMI DETACHED BUNGALOW
- 3 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING -







## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, airing cupboard, ceiling cornicing and laminated wooden floor.

### LOUNGE

16'3" x 13' wp (4.95m x 3.96m wp)

Having fireplace with cast iron inset and tiled hearth, ceiling cornicing and centre rose.

### KITCHEN/DINING AREA

14'9" x 13'1" wp (4.50m x 3.99m wp)

Having 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, media wall with shelving and cupboards under, laminated wooden floor.

### UTILITY ROOM

7'3" x 5'8" (2.21m x 1.73m)

Having low level units, single drainer stainless steel sink unit with mixer taps, eye level shelving, larder, housing unit for washing machine and tumble dryer.

### MASTER BEDROOM

12'8" x 11'10" (3.86m x 3.61m)

### EN-SUITE

Comprising walk in electric shower with PVC cladding, whb with storage under, wc, extractor fan, laminated wooden floor.

### BEDROOM 2

10'8" x 10'7" (3.25m x 3.23m)

### BEDROOM 3

9'9" x 8'8" (2.97m x 2.64m)

### BATHROOM

Comprising bath with mixer taps, whb with mixer taps and storage under, wc, electric shower with PVC cladding, laminated wooden floor.

### EXTERIOR FEATURES

Lawn to front.

Lawn to rear.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1457.88 (SPET 2025)

