SPECIAL FEATURES OF THE PROPERTY INCLUDE:





















VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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£360,000



16 Greenhaw Manor, Derry, BT48 7FD

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC REAR DOOR
- CARPETS INCLUDED IN SALE
- · PANELLED INTERNAL DOORS
- NEWLY DECORATED
- LAWNS TO FRONT & REAR
- EPC RATING -







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ACCOMMODATION

HALLWAY

Having tiled floor and glazed door to Kitchen.

GUEST WHB & WC

Having extractor fan and tiled floor.

LOUNGE

19'2" x 12'8" into bay (5.84m x 3.86m into bay)

Having attractive fireplace.

KITCHEN/DINING AREA

18'7" x 14'8" (5.66m x 4.47m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob with glass splashback, extrator hood, separate oven, integrated fridge/freezer and dishwasher, tiled floor, steps to Sunroom.

SUNROOM

10'7" x 9'8" (3.23m x 2.95m)

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress and airing cupboard.

MASTER BEDROOM

15'9" x 12'8" wp (4.80m x 3.86m wp)

EN-SUITE

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, extractor fan, tiled floor.

BEDROOM 2

11'4" x 10'9" (3.45m x 3.28m)

EN-SUITE

Comprising fully tiled walk in shower, whb with mixer taps, wc, partly tiled walls, tiled floor, extractor fan.

SECOND FLOOR

LANDING

BEDROOM 3

18'7" x 14'3" wp (5.66m x 4.34m wp)

BEDROOM 4

16'8" x 11'4" (5.08m x 3.45m)

BATHROOM

Comprising bath with shower attachment to taps and tiling around, who with mixer taps, wc, fully tiled walk in shower, extractor fan, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Lawn to rear enclosed by fence.

Paved patio area to rear.

Brick pavia driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£2157.66 (OCT 2025)





