

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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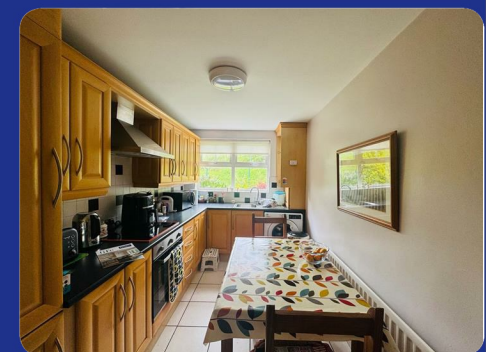
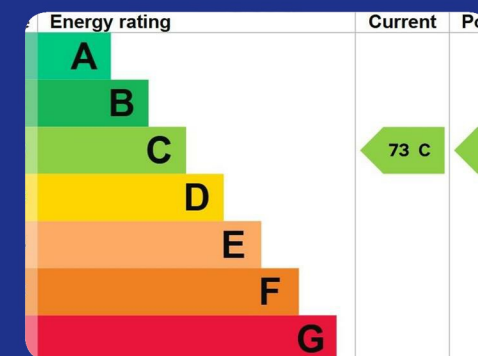
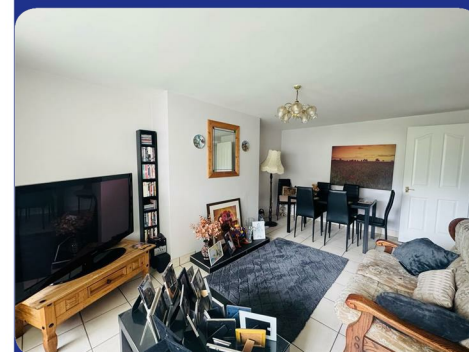


£129,950



64 Manorwood, L'derry, BT47 6FD

- GROUND FLOOR 2 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- COMMUNAL LAWN TO REAR
- EPC RATING C



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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### ENTRANCE HALLWAY

Having tiled floor, cloaks cupboard, storage cupboard, double cloaks cupboard

#### LOUNGE

18'8 x 11'6 into bay (5.69m x 3.51m into bay)  
Having tiled floor

#### KITCHEN

12'9 x 7'1 (3.89m x 2.16m)  
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, hob, underoven, stainless steel extractor hood, integrated fridge freezer, tiling between units, tiled floor.

#### BEDROOM (1)

12'10 x 11' (3.91m x 3.35m)  
Having tiled floor

#### BEDROOM (2)

12'6 x 9' (3.81m x 2.74m)  
Having tiled floor

#### BATHROOM

Comprising bath with telephone shower fitting to taps, shower screen, WHB, WC, tiling around bath, tiled floor, built in cupboard, tiled floor.

#### EXTERIOR FEATURES

Communal lawn to rear.  
Parking to front

#### ESTIMATED ANNUAL RATES:

£855 (June 2026)

