

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

SPACIOUS WELL-PRESENTED 3 BEDROOM SEMI-DETACHED
RESIDENCE WITH INTEGRAL GARAGE SITUATED WITHIN VERY
CLOSE PROXIMITY TO ALL LOCAL AMENITIES



2 WATER STREET, LISNASKEA

- Full Oil Fired Central Heating
- Upvc Double Glazed Windows & doors
- 3 Spacious Bedrooms / 2 receptions
- Well maintained & Decorated Throughout
- Spacious Mature Garden Areas surround
- Convenient Location within very close proximity to all amenities

PRICE: OFFERS AROUND £180,000
VIEWING: BY APPOINTMENT WITH THE AGENT

No. 2 Water Street, Lisnaskea offers a Spacious 3 bedroom 1 Reception semi-detached residence with Integral Garage situated within very close proximity to all amenities of Lisnaskea. This property is well decorated & maintained throughout. Situated on a spacious site the property boasts mature garden areas, in addition to off road parking. Located at the back of the town all amenities are practically on your doorstep.

**** EARLY VIEWING COMES HIGHLY RECOMMENDED ****

Entrance Hall: 5'11'' x 12'0''. Telephone Point. Understairs Storage. Leads to Spacious Landing Area with Hotpress Off.

Living Room: 13'6'' x 12'0''. Open Fire Place with Tiled Surround & Hearth. TV Point. Well Decorated.



Kitchen/Dining: 9'11'' x 19'11''. Excellent Range of High & Low Level Units. Cooker Point. Plumed For Washing Machine. Ample Dining Space. Part Tiled Walls. Single Drainer Stainless Steel Sink Unit. Access Through To Living Room.



Separate W.C. 7'11'' x 5'5''. High Flush WC. Pedestal Wash Hand Basin.
Rear Hall: 4'2'' x 7'10''.



UPSTAIRS:

Bathroom: 5'11'' x 7'5''. Low Flush WC, Pedestal Wash Hand Basin. Panelled Bath with Electric Shower Over. Laminate Wooden Flooring. Part Tiled Walls.



Bedroom 1: 12'2'' x 8'5''. TV & Telephone Points. Well Decorated. Built in Wardrobe.



Bedroom 2:



12'0'' x 9'10''. Laminate Wooden Flooring. Built In Wardrobe.



Bedroom 3:

9'10'' (WP) x 8'10''. Built in Wardrobe.

Integral Garage:

10'1'' x 16'7''. Roller Door.

Outside



- Spacious Front Garden – Lawn - Driveway – Space For 2 Cars
- Sizeable Side Garden – Lawn - Large Tarmac Area To Rear



SERVICES Mains Water, Electricity and Drainage

N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER

MORTGAGE ADVICE IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER

Stephen Cassidy BSc (HONS) Mortgage Advisor/ Lifestyle Consultant

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CALL TODAY FOR A FREE NO OBLIGATION CONSULTATION

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