

FOR SALE BY PRIVATE TREATY

**DECEPTIVELY SPACIOUS & WELL-MAINTAINED 3 / 4
BEDROOM MID-TERRACED HOUSE SITUATED IN A SECLUDED
TERRACE A SHORT WALK FROM THE TOWN CENTRE**



40 LOWER MILL STREET, ENNISKILLEN

- Upvc Double Glazed Windows & doors
- Full Oil Fired Central Heating
- Well Decorated & Maintained Throughout.
- 3 / 4 Bedroom - 1 / 2 Reception Layout
- **Ideal for First Time Buyers or Investors Alike (Currently Rented out)**
- Convenient Secluded Location close to all amenities

PRICE: OFFERS AROUND £157,000
VIEWING: BY APPOINTMENT WITH THE AGENT

No.40 Lower Mill Street, comprises a deceptively spacious 3 / 4 Bedroom Mid terraced Property situated in a very popular and convenient area a short distance from all amenities of Enniskillen town. The property is fully double glazed and oil fired, as well as being well decorated & maintained throughout. This is an ideal property for the first time buyer or investor.

**** EARLY VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT****

Accommodation Details:

Entrance Hall: Fully Tiled Floor.

Living Room: 9'3'' x 10'11''. Laminate Wooden Flooring. Electric Fronted Faux Fireplace. Well Decorated.



Kitchen/ Dining: 17'11'' x 7'9''. Excellent Range of High & Low Level Units. Plumed For Washing Machine. Cooker Point. Breakfast Bar. Fully Tiled Floor. Part Tiled Walls. Ample Dining Space.



Sitting Room/ (Bedroom 4): 8'5'' x 10'10''. Laminate Flooring. Functional Reception room currently utilised as a bedroom.



UPSTAIRS

Separate W.C: 3'2'' x 4'3''. White Suite Comprising Of Close Coupled WC & Pedestal Wash Hand Basin.

Shower Room: 5'0'' x 4'3''. Pedestal Wash Hand Basin. Separate Electric Shower cubicle. Hot-press Off.

Bedroom 1: 8'7'' x 13'4''. Well Decorated Room.



Bedroom 2: 8'2'' x 10'11''.



Bedroom 3: 10'0'' x 9'11''. Well Maintained & Decorated Room.

Outside

- Compact Enclosed Rear Yard With Oil Fired Burner.
- Communal Parking to Front & 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

SEE OUR PROPERTIES ON LINE AT:

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