

FOR SALE BY PRIVATE TREATY
**SPACIOUS EXCEPTIONALLY WELL-MAINTAINED &
DECORATED 3 BEDROOM MID TERRACED HOUSE IN
A CONVENIENT LOCATION**



42, SYCAMORE DRIVE, ENNISKILLEN

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors
- Well Maintained & decorated Interior & Exterior
- New Kitchen & Sanitary Ware!
- Compact Front & Rear Garden Areas.
- Convenient Location close to all amenities
- Ideal for First Time Buyers or investors Alike.

PRICE: OFFERS AROUND £145,000
VIEWING: BY APPOINTMENT WITH THE AGENT

No.42 Sycamore Drive comprises a Very well maintained & Decorated 3 Bedroom Mid terraced house situated in a convenient area. The property is fully double glazed and oil fired and has recently benefited from having a new kitchen & Bathroom Fitted. This would be an ideal first time buy / investment property.

****Viewing Comes Highly Recommended by the Agent****

Entrance Hall: Laminate Wooden Flooring. Telephone Point. Leads to Spacious Landing Area with Hotpress & Storage Off

Separate W.C: 2'7" x 5'2". Laminate Wooden Flooring. White Suite Comprising Low Flush WC, Pedestal Wash Hand Basin. Half T&G Walls, T&G Ceiling.

Living Room: 11'6" x 13'5". Open Fire Place with Attractive Wood Surround & Granite Hearth. Laminate Wooden Flooring. Ceiling Cornice Centre Piece. TV Point. Well Decorated.



**Kitchen/
Dining Room:**

11'6" x 17'9". Excellent Range of New Modern High & Low Level Units. Built in Oven Hob & Extractor Fan. Plumed For Washing Machine. Space For Fridge Freezer. Single Drainer Stainless Steel Sink Unit. Ample Dining Space. Fully Tiled Floor. Part Tiled Walls. Large Larder Off.



UPSTAIRS:

Bathroom: 7'7" x 5'6". High Quality White Suite Comprising Low Flush WC, Pedestal Wash Hand Basin & Panelled Bath with Electric Shower Over. Fully Tiled Walls & Floor. Heated Towel Rail.



Bedroom 1: 11'6" x 10'3". Built in Wardrobe. Well Decorated.



Bedroom 2: 7'3" x 8'7". Well Decorated.



Bedroom 3: 9'10" x 13'3". Built in Wardrobe. Well Decorated.



Outside:

- Split Level Back Garden (Half Paved/Half Lawn) Oil Fired Burner Compartment
- Compact Front Garden Area (Lawn) –Fully Enclosed.



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 available through our in-house Financial Adviser.

SEE OUR PROPERTIES ON LINE AT:

WWW.SEAMUSCOX.COM

Email address: seamuscox@btconnect.com

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