

FOR SALE BY PRIVATE TREATY

**SPACIOUS 3 BEDROOM MID-TERRACED PROPERTY SITUATED
WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH
EXCELLENT VIEWS**



44 CARNMORE RISE, ENNISKILLEN

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors
- 3 Bedrooms / 2 Receptions
- Very Well Decorated & Maintained
- Ideal for First Time Buyers or Investors Alike
- Convenient Location close to all amenities
- Garden Areas Front and Rear- Views over townscape & Brewster Park

PRICE: OFFERS AROUND £165,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No.44 Carnmore Rise comprises a Very well maintained 3 Bedroom 2 reception mid terraced house situated a short walking distance from the Town Centre. The property is fully double glazed and oil fired. Internal decoration is Modern & Fresh; this property would be ideal for first time buyers or investors.



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

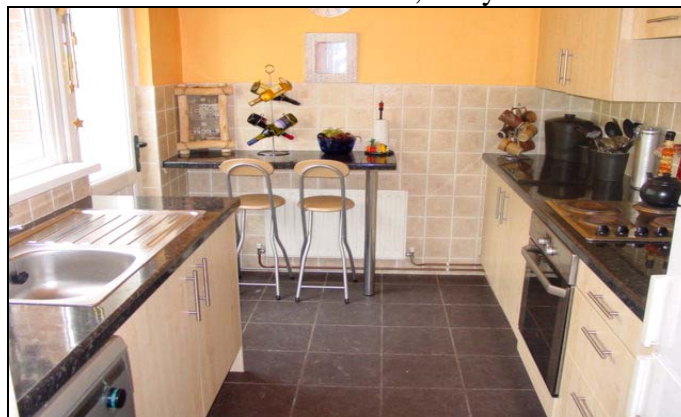
Accommodation Details:

Entrance Hall: Bright Entrance Hall, Which Leads To Spacious Landing Area With Cloaks Off. Telephone Point. Understairs Storage.

Living Room: 10'5'' x 12'9''. Open Fire Place with Tiled Surround & Hearth. Well Decorated, TV Point.



Kitchen: 7'5'' x 10'5''. Excellent Range of Modern High & Low Level Units. Built in Oven Hob with Extractor Fan. Plumed for Dishwasher. Single Drainer Stainless Steel Sink Unit. Breakfast Bar. Part Tiled Walls, Fully Tiled Floor.



Sitting Room: 11'11'' x 14'2''. TV Point. Well Decorated Room. Open Fire Place with Mahogany Surround & Tiled Hearth.



UPSTAIRS:



Bathroom:



5'10'' x 7'6''. Coloured Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Electric Shower Over. Hotpress Off. Part Tiled Walls.

Bedroom 1:



9'7'' x 10'7''. Solid Wooden Flooring. Well Decorated Room with Excellent Views.



Bedroom 2:

8'8'' x 14'2''. Built in Wardrobe.



Bedroom 3:

10'8'' x 10'7''. Solid Wooden Flooring. Well Decorated Room.



Outside:

- Compact Front Garden Area -Lawn
- Large Rear Garden Area (Lawn) with Patio Section
- General Purpose Outhouse (Oil fired Burner Within)



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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