



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY
CONVENIENTLY LOCATED & WELL PRESENTED 3+
BEDROOM END-TERRACED HOUSE IN CLOSE PROXIMITY
TO ALL LOCAL AMENITIES WITH INCREDIBLE INVESTMENT
POTENTIAL!!!



No. 62 SALLYS WOOD IRVINESTOWN

- uPVC Double Glazed Windows
- Full Oil Fired Central Heating
- Close to all Local Amenities
- Very Spacious Garden Areas
- Planning permission for loft conversion, which has been partly done.
- **Ideal for Investors/ first time buyers alike**

OFFERS AROUND £80,000

No.62 Sallys Wood comprises a spacious and very well maintained 3-bedroom end terrace residence, with a newly fitted high quality kitchen & bathroom suite. The property is situated within in close proximity to Irvinestown and therefore is ideal for first time buyers or investors alike.

VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT

ACCOMODATION

Kitchen / Dinning: 11'5'' x 17' 1''. Range of Good Quality High & Low Level Kitchen Units with integrated Electric Hob and fan-assisted oven, fried freezer & dishwasher. Double drainer stainless steel sink unit, separate utility space, part tiled walls and fully tiled floor. Spacious Open planned layout to include dinning area.



Toilet: 5'3' x 2' 6''. Useful ground floor toilet with pedestal wash hand basin & WC.

Living Room: 11'6'' x 16' 6''. The living room was extended in the past making it a spacious bright room to include open fireplace with Mexican pine surround & matching Wall Mirror, with good quality wood flooring & TV Point.

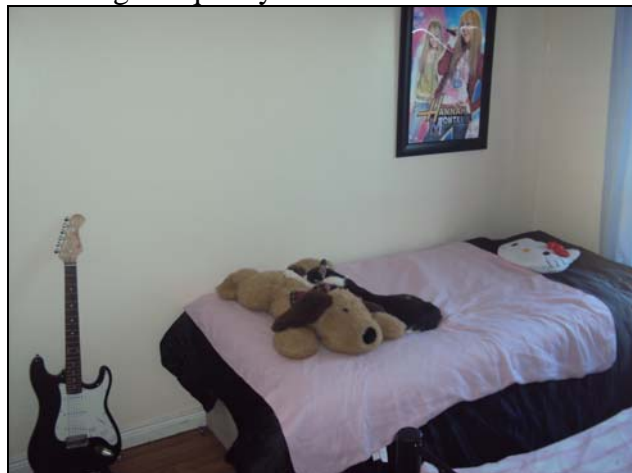


UPSTAIRS

Bedroom 1: 8'4'' x 11'5''. Well decorated large room with wooden floor, television point .



Bedroom 2: 9'2'' x 8'4''. Good sized room with built in shelved wardrobe and good quality wooden floor.



Bedroom 3: 8'3'' x 11'5''. Again a well decorated large third bedroom with a good quality wooden floor.



Bathroom: 6'4'' x 5'7''. Newly fitted high quality white suite with pedestal wash hand basin and bath, separate electric shower with fully tiled walls and floor.



Planning Permission Has Also Been Granted For A Loft Conversion

OUTSIDE:

- Enclosed rear yard and exceptionally large side garden.
- Recently Painted.



Services: All Mains Services Installed.

**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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