

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

FOR SALE



38 Leckpatrick Road, Strabane, BT82 0HB

- DETACHED HOUSE PLUS 3.278 (approx) ACRES OF ZONED LAND WITH DEVELOPMENT POTENTIAL
- 7 BEDROOMS/5 RECEPTIONS
- OAK INTERNAL DOORS, SKIRTINGS AND ARCHITRAVES
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- EXTENSIVE MATURE LAWNS TO FRONT AND NEAT LAWN TO REAR
- BEAM HOOVER SYSTEM
- INTEGRAL AND DETACHED GARAGES
- TARMAC DRIVEWAY



VIEWING STRICTLY BY APPOINTMENT ONLY

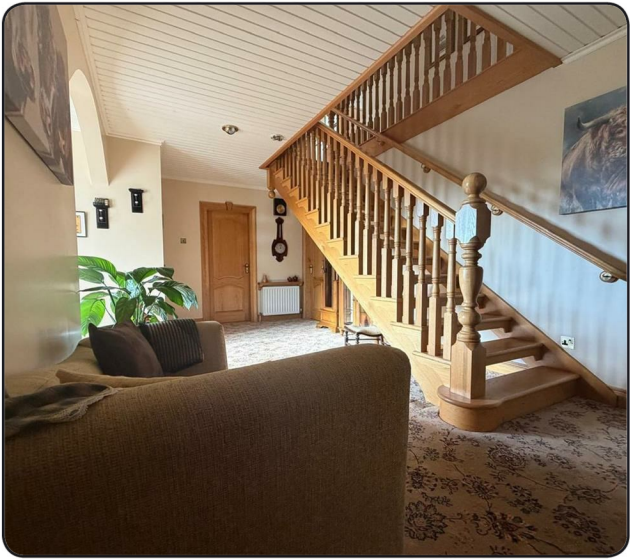
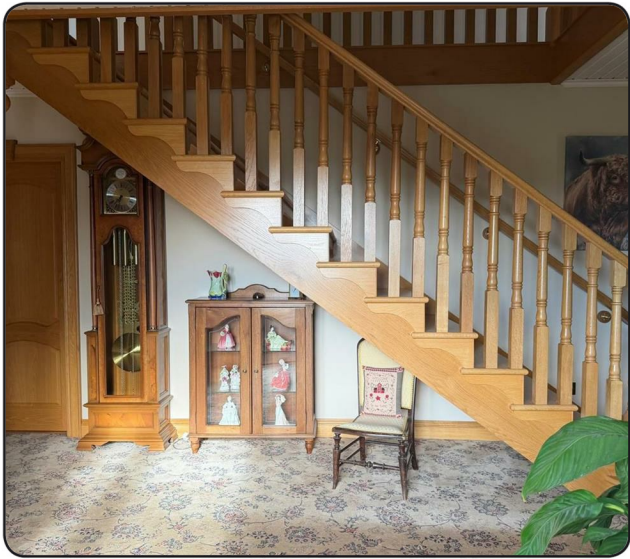
Agent:

Daniel
Henry
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALL

Having recessed lighting, oak staircase

GUEST TOILET

Having WHB, WC, 1/2 tiled walls, tiled floor, stained porthole window.

LOUNGE

20'4 x 14'10 (6.20m x 4.52m)
Dual aspect, wooden ceiling, feature wooden wall, folding doors to Sun Room

SUN ROOM

Having wooden ceiling, tiled floor, archway to Dining Room

DINING ROOM

Having wooden ceiling

KITCHEN

Having range of eye and low level units, double bowl sink uit with mixer taps,integrated dishwasher, fridge/freezer, double oven and microwave, hob, extractor hood, mathcing dresser and table, tiling between units, tiled floor, ceiling with beams, archway to Family Room.

FAMILY ROOM

Having ceiling cornicing and centre rose, bay window

SNUG ROOM

REAR HALLWAY

Having half panelled walls, tiled floor.

STUDY

Having tiled floor

GUEST TOILET

Having WHB, WC, tiled floor.

UTILITY ROOM

Having double drainer stainless steel sink unit with mixer taps, storage, tiled floor.

LANDING

MASTER BEDROOM

Having built in wardrobe, cornicing.

EN-SUITE

Comprising tiled walk in shower, WHB set in vanity unit, WC, tiled floor.

BEDROOM (2)

Having built in wardrobe.

EN-SUITE

Comprising walk in shower, WHB, WC, fully tiled walls and floor, chrome raidiator.

BEDROOM (3)

Having double built in wardrobe, sink set in vanity unit.

BEDROOM (4)

Having double built in wardrobe, laminated wooden floor, access to attic storage.

BEDROOM (5)

BEDROOM (6)

Having WHB set in vanity unit, range of built in furniture, wardrobe, bench seating and head board, laminated wooden floor.

BEDROOM (7)/GAMES ROOM

Having double built in storage, stairs to rear hallway.

BATHROOM

Comprsing bath, WHB set in vanity unit, WC, chrome radiator, recessed lighting.

SHOWER ROOM

Comprising walk in shower with PVC cladding, WHB, WC, chrome raidiator, recessed lighing

INTEGRAL DOUBLE GARAGE

Having double roller doors, light and power points, side window.

EXTERIOR FEATURES

Mature lawns to front.
Neat lawn to rear.
Tarmac driveway
Double Integral Garage
Detached Garage with solar panels

3.278 ACRES APPROX OF ZONED LAND FOR DEVELOPMENT

ESTIMATED ANNUAL RATES

£2870 (May 2026)

