

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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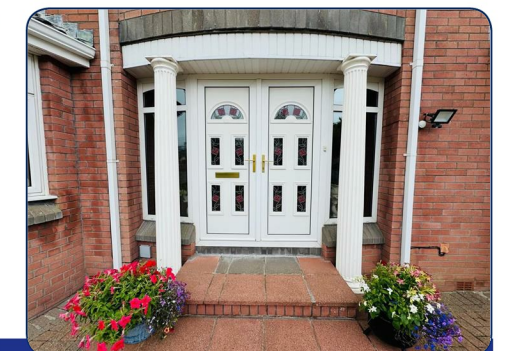
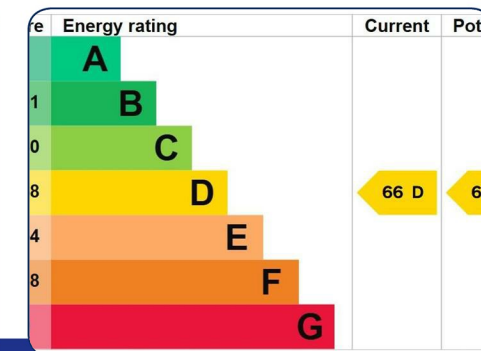
Daniel Henry
ESTATE AGENTS

£399,950

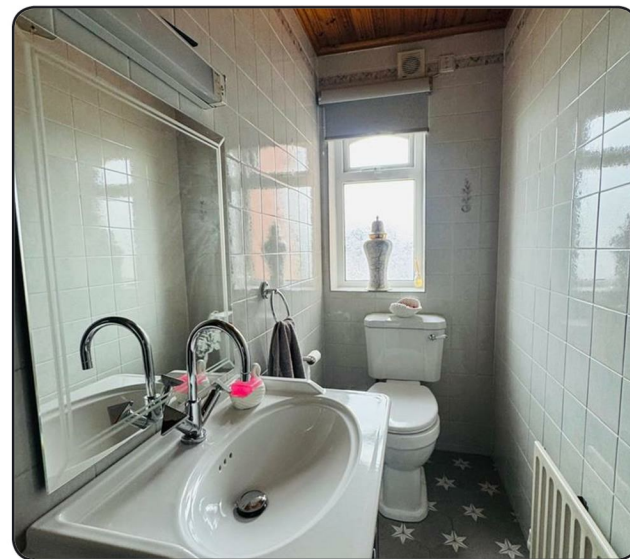


76 Woodend Road, Strabane, BT82 0AU

- DETACHED HOUSE
- 5 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT AND REAR
- PAVED DRIVEWAY
- DOUBLE GARAGE
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having wooden ceiling with recessed lighting, tiled floor.

GUEST WHB & WC

Having wooden ceiling, fully tiled walls and floor.

HALLWAY

Having wall light points, ceiling cornicing, curved staircase, double doors to Lounge.

LOUNGE

21'9" x 13'8" wp (6.63m x 4.17m wp)

Having bay window with feature window seating, ceiling cornicing and centre rose.

FAMILY ROOM

15'5" x 13'8" wp (4.70m x 4.17m wp)

Having bay window with feature window seating, ceiling cornicing and centre rose.

DINING ROOM

17'8" x 11'4" wp (5.38m x 3.45m wp)

Having wall lights, wooden ceiling, double doors to Hallway.

KITCHEN

17'7" x 13'3" (5.36m x 4.04m)

Having eye and low level units, tiling between units, matching pelmet over window, double bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, integrated fridge/freezer and dishwasher, dining space, tiled floor.

UTILITY ROOM

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, double cloaks cupboard, tiled floor.

STUDY/BEDROOM 5

14'11" x 9'9" (4.55m x 2.97m)

FIRST FLOOR

SWEEPING STAIRCASE TO LANDING

LANDING

Having double doors to veranda with tiled floor.

MASTER BEDROOM

13'7" x 12'5" (4.14m x 3.78m)

Having built in wardrobes with sliding mirrored doors, walk in wardrobe.

EN-SUITE

Comprising walk in shower with PVC cladding to walls, whb set in vanity unit, wc, remaining walls tiled.

BEDROOM 2

13'8" x 12'11" (4.17m x 3.94m)

Having walk in wardrobe.

EN-SUITE

Comprising walk in shower with PVC cladding to walls, whb set in vanity unit, wc, wooden ceiling, tiled walls.

BEDROOM 3

13'9" x 11'9" (4.19m x 3.58m)

Having laminated wooden floor.

BEDROOM 4

13'7" x 11'9" (4.14m x 3.58m)

Having built in wardrobes with sliding mirrored doors.

BATHROOM

Comprising corner bath, whb and wc, bidet, walk in shower, wooden ceiling, tiled walls.

EXTERIOR FEATURES

Neat lawn to front bordered by wall, wrought iron fence and double entrance gates.

Steps leading to extensive patio area and rear lawn stocked with abundance of plants and shrubs.

Paved driveway.

Tarmac driveway.

DOUBLE WIDTH GARAGE

23'6" x 21'2" (7.16m x 6.45m)

Having up and over door, light and power points, rear window and door.

Staircase to basement.

Staircase to floored attic.

ESTIMATED ANNUAL RATES

£2449.23 (JULY 2025)

