

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel  
Henry**  
ESTATE AGENTS

£156,000

**FOR SALE**



**33 Hall Stevenson Park, Strabane, BT82 0EF**

**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

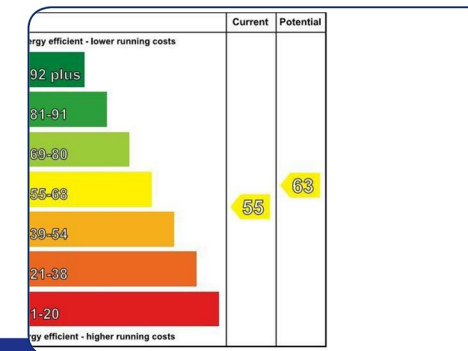
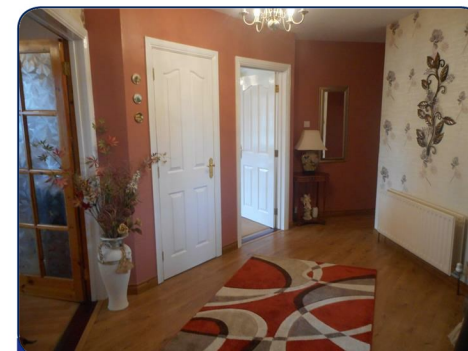
- DETACHED HOUSE
- 4 BEDROOMS/3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING D

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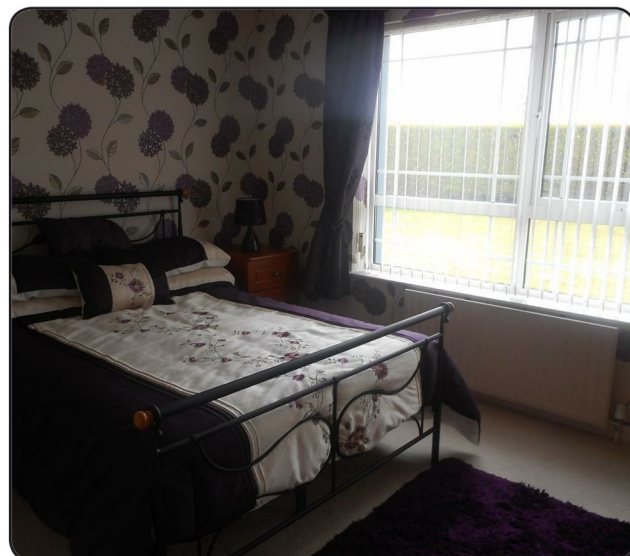
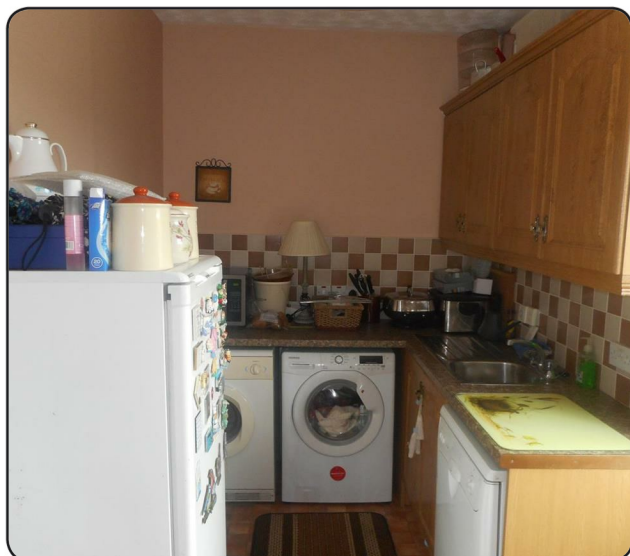
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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## ACCOMMODATION

### VESTIBULE PORCH

Having laminated wooden floor.

### HALLWAY

Having hotpress, laminated wooden floor, toilet and whb off having tiled floor.

### LOUNGE

18'10" x 13' (5.74m x 3.96m)

Having attractive fireplace, wall lights, ceiling cornicing, double doors leading from hallway to Dining Room.

### DINING ROOM

12'2" x 11'1" (3.71m x 3.38m)

Having laminated wooden floor, sliding doors leading to Conservatory.

### CONSERVATORY

13' x 10'5" (3.96m x 3.18m)

Having tiled floor, side door leading to patio area.

### KITCHEN

22' x 9'7" (6.71m x 2.92m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wine rack, extractor hood, integrated fridge / freezer, cooker having gas top, electric oven, laminated wooden floor.

### UTILITY ROOM

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, plumbed for washing machine and dishwasher.

### BEDROOM (1)

12' x 9'11" (3.66m x 3.02m)

### BEDROOM (2)

13'1" x 9'9" (3.99m x 2.97m)

### BEDROOM (3)

12'2" x 9'9" (3.71m x 2.97m)

### BEDROOM (4)

8'7" x 8' (to widest points) (2.62m x 2.44m (to widest points))

### BATHROOM

Comprising bath, whb and wc, bidet, tiled walk in shower, tiled floor.

### INTEGRAL GARAGE

15'4" x 10'9" (4.67m x 3.28m)

Having roller door, light and power points, side window.

### EXTERIOR FEATURES

SHED 14'4" x 9'4" Having light and power points. Bin enclosure to rear.

Extensive lawns to front, side and rear bordered by mature conifers.

Enclosed to rear by fence and gate.

Patio area.

Abundance of plants and shrubs, fruit trees.

Greenhouse.

Tarmac driveway.