

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
ESTATE AGENTS

£145,000

**FOR SALE**



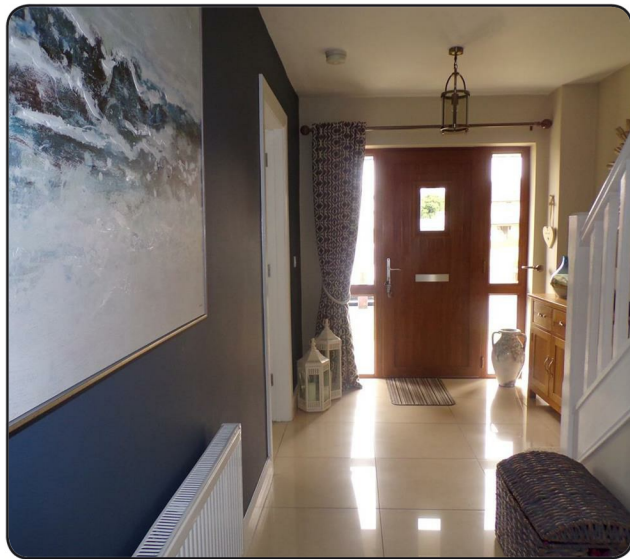
**12 Orandale, Strabane, BT82 9TP**

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT, BACK & FRENCH DOORS
- EPC RATING C



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## ACCOMMODATION

### HALL

Having understairs storage, tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

19'3" x 11'6" (5.87m x 3.51m)

Having attractive fireplace, granite hearth, laminated wooden floor, double doors leading Kitchen/Dining.

### KITCHEN/DINING

19'8" x 17'7" (to widest points) (5.99m x 5.36m (to widest points))

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge/freezer and dishwasher, tiled floor, ample dining space with French doors to rear.

### UTILITY PORCH

Having sink unit, plumbed for washing machine, tiled floor.

### FIRST FLOOR

Landing having hotpress.

### MASTER BEDROOM (1)

13'4" x 11'7" (4.06m x 3.53m)

Having laminated wooden floor.

### ENSUITE

Comprising of fully tiled walk in shower, WHB, WC, tiled floor.

### BEDROOM (2)

13' x 11'8" (to widest points) (3.96m x 3.56m (to widest points))

Having laminated wooden floor.

### BEDROOM (3)

9'2" x 7'10" (2.79m x 2.39m)

Having built in wardrobe, laminated wooden floor.

### BATHROOM

Comprising of walk in shower with PVC cladding to walls, WHB, WC, bath, tiled floor.

### EXTERIOR FEATURES

Enclosed to rear by fence and gate.

Partly covered decked barbecue area to rear leading to neatly manicured lawn.

Paved patio area.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £145,000 (July 2020)

