

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£155,000

FOR SALE



15 Lampton Court, Strabane, BT82 9TA

- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

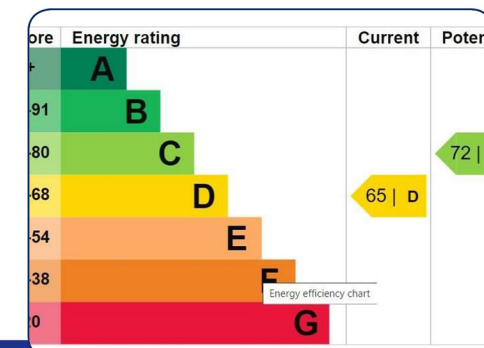
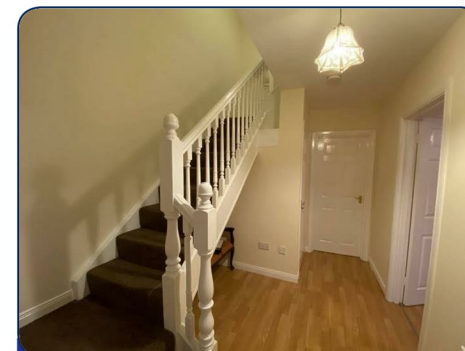
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor. Store off plumbed for washing machine.

LOUNGE

15'5" x 11'10" (4.70m x 3.61m)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

20'5" x 10'10" (6.22m x 3.30m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, glazed display cupboards, hob, underoven, corner extractor canopy, dining space with French doors leading to rear.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

11'10" x 8'9" (3.61m x 2.67m)

BEDROOM 2

12'10" x 8'10" wp (3.91m x 2.69m wp)

Having wall to wall built in wardrobes with sliding mirrored doors.

BEDROOM 3

11'10" x 8' wp (3.61m x 2.44m wp)

Having built in wardrobes with sliding mirrored doors.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc, 1/2 tiled walls.

EXTERIOR FEATURES

Yard to rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£919.32 (DEC 2021)

