

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£99,950

FOR SALE



1 Brownhill Park, Strabane, BT82 0JF

- SEMI DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC EXTERIOR DOORS
- PVC FASCIA & GUTTERING
- GARAGE
- EPC RATING - E
- LAWN TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

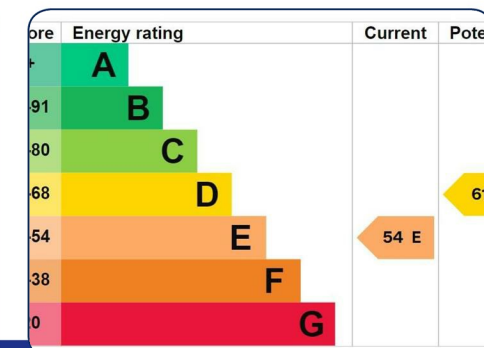
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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

15'6" x 10'1" (4.72m x 3.07m)

Having stone fireplace with tiled inset, laminated wooden floor.

REAR HALLWAY

Having hotpress and tiled floor.

KITCHEN

15'3" x 8'10" (4.65m x 2.69m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, stainless steel extractor hood, tiled floor.

BEDROOM 1

12' x 9'10" (3.66m x 3.00m)

Having laminated wooden floor.

BEDROOM 2

10'1" x 9'10" (3.07m x 3.00m)

Having laminated wooden floor.

BEDROOM 3

10'1" x 6'10" (3.07m x 2.08m)

Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, recessed lighting, tiled floor.

EXTERIOR FEATURES

Lawn to rear.

Driveway to side.

GARAGE

29'5" x 18'6" (8.97m x 5.64m)

Having roller door, side door and window.

ESTIMATED ANNUAL RATES

£659.25 (JULY 2023)

