



## 7 Church View Strabane, BT82 0PB



Homepage Estate Agents are delighted to offer for sale this very well presented 3-bedroom property located in the popular Church View development in Dunamanagh.

This mid-terrace family home has been very well maintained and presented throughout. With large living and kitchen accommodation, 3 well proportioned bedrooms, family bathroom and storage areas throughout.

The exterior of the property offers an outbuilding with storage and an enclosed boiler house, mature lawns enclosed by decorative shrubs and hedgerows and a large wooden storage shed. The property further benefits from parking at the front and off-street parking to the rear, giving vehicles access to the storage shed.

Offering excellent living accommodation and outdoor space, this property is sure to appeal to a wide range of first-time buyers and investors alike.

### Offers over £90,000

#### Viewing

Please contact our Homepage NI Office on 08000465102

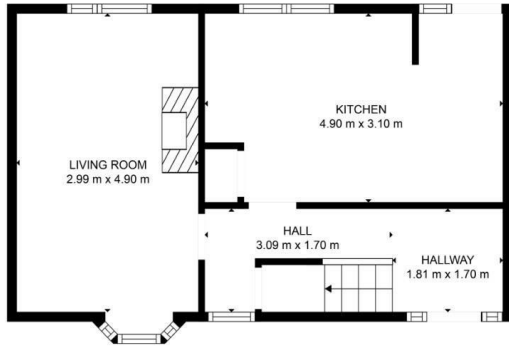
if you wish to arrange a viewing appointment for this property or require further information.

- 3 BEDROOMS
- EXCELLENT CONDITION THROUGHOUT
- MID-TERRECED FAMILY HOME
- OFF-STREET PARKING
- OFC HEATING
- LARGE REAR GARDEN
- OUTBUILDINGS & STORAGE
- VEHICLE ACCESS TO REAR
- SOUGHT AFTER LOCATION



# 7 Church View

DUNAMANAGH



Ground Floor



First Floor

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

Northern Ireland

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

