

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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5. Any areas, measurements or distances referred to herein are approximate 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.

www.danielhenry.co.uk
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Daniel Henry
ESTATE AGENTS

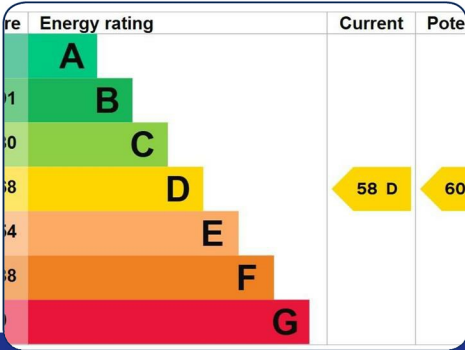
£200,000

FOR SALE

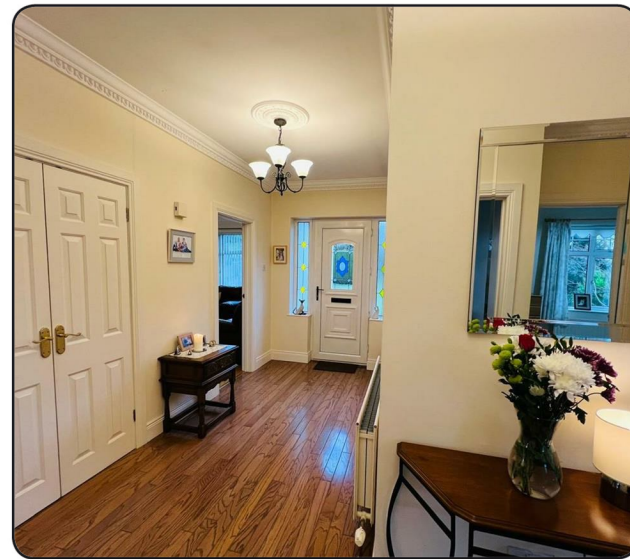
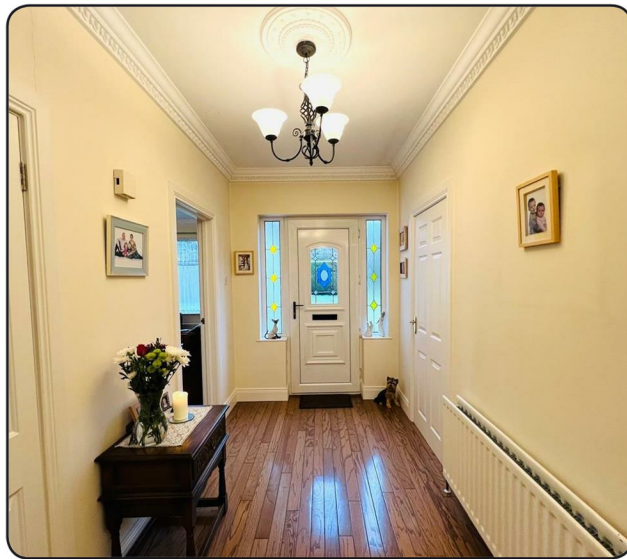


38 Woodend Road, Strabane, BT82 8LF

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- SECURITY SYSTEM INSTALLED
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having hotpress, cloaks cupboard and wooden floor.

LOUNGE

16'1" x 12'1" (4.90m x 3.68m)

Having attractive fireplace, centre rose, wooden floor.

KITCHEN / DINING AREA

14'8" x 12'11" (4.47m x 3.94m)

Having excellent range of eye and low level units, glazed display cupboards, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, ample dining space, tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for fridge / freezer, tiled floor.

BEDROOM 1

12'9" x 9'11" (3.89m x 3.02m)

Having double built in wardrobe.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)

Having laminated wooden floor.

BEDROOM 3

11'4" x 9'4" (3.45m x 2.84m)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor, recessed lighting, chrome radiator.

EXTERIOR FEATURES

Lawns to front and rear.

DETACHED GARAGE

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

ESTIMATED ANNUAL RATES

£1222.32 (JAN 2025)

