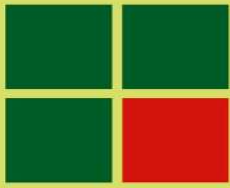


RS/5166 - For Sale By Private Treaty



MONTGOMERY
FINLAY & CO

Tel: 028 66324485

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**DETACHED 3
BEDROOM BUNGALOW
WITH ATTACHED
GARAGE ON SPACIOUS
MATURE SITE**

***72 CROM ROAD,
LISNASKEA. BT92 0BD***

- ***SET IN AN IDYLIC PRIVATE SETTING WITHIN MINUTES OF LISNASKEA TOWN CENTRE AND ALL LOCAL SHOPS, SCHOOLS AND AMENITIES.***
- ***A LARGE, SPACIOUS MATURE SITE GIVING ADDED PRIVACY GIVING AN IDEAL INVESTMENT OR RETIREMENT PURCHASE.***
- ***A 3 BEDROOM FAMILY LAYOUT WITH OPEN PLAN LIVING/DINING SPACE, SEPARATE KITCHEN AND REAR CONSERVATORY AREA.***
- ***AN IDEAL OPPORTUNITY TO INVEST AND REFURBISH THIS BUNALOW TO PROVIDE A MODERN FAMILY HOME IN A TRULY IMPRESSIVE SETTING.***

OFFERS AROUND: £160,000

ACCOMMODATION

Entrance Porch: 11'9" x 10'2" (Max.)

- Timber boarded ceiling.
- Tiled floor.
- Glazed entrance door.

Hallway: 11'3" x 5'9"

- Cloaks opening off.

Living Room: 14'3" x 11'8"

- Fire surround with open grate.
- Back boiler to grate.
- TV shelf to side.
- Centrepiece with 2 wall light points.



Dining Room: 9'4" x 5'5"

- * Open arch from Living Room.

Kitchen: 13'7" x 10'4"

- Range of high and low level units.
- 1½ stainless steel single drainer sink unit, extractor fan, cooker space, food larder.
- Part tiled walls.



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Conservatory: 17'6" x 9'5"

(Lean –to)

- Overlooking rear gardens.

Bathroom: 9'5" x 6'9"

- 3 piece suite with separate electric shower cubicle.
- Part tiled walls.



Bedroom 1: 16'3" x 9'5"

- Double robes.



Bedroom 2: 12'7" x 10'4"

- Built in robe.



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Bedroom 3: 10'5" x 9'3"

- Hotpress opening off.
- Single robes.

Attached Garage: 17'8" x 11'10"

- Up and over garage door.

Store: 11'10" x 4'5"

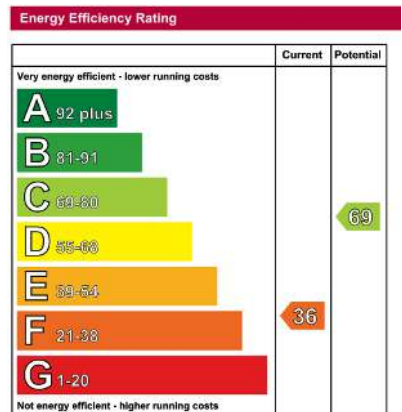
- Oil fired central heating burner.

OUTSIDE

Tarmacadamed driveway from roadway. Extensive lawns to front and rear with mature shrubs and trees.

All mains services installed.

RATES: £1,058.46



***VIEWING STRICTLY BY APPOINTMENT
WITH UNDERSIGNED AGENT***

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.



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