



07729262655 or 07773060036

FOR SALE

This well presented 3 bedroom semi-detached residence, is located on the edge of Enniskillen Town, within close walking distance of local supermarkets, post office, restaurant and bus links for the town centre. This property could be ideal as a starter home or as an investment.

**18 Irvine Crescent
Enniskillen
Co Fermanagh
BT74 4DJ**

Asking Price: £104,000



- **3 Bedrooms, 1 Reception Room, 1 Bathroom**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Property Size: 990 sq ft**
- **Rates: £608 Approximately**
- **Garden Shed**
- **Ample Street Parking**
- **Easily Maintained gardens**
- **Edge of Town Location**
- **Suitable for a First Time Buyer or as an investment**

The property is approximately 2 miles from Enniskillen town centre, but close to local supermarkets, post office & schools.

Viewing is recommended to appreciate what this property has to offer!

Accommodation Comprises:

Entrance Hall: 14'10 x 6'2

PVC exterior door, laminated floor, telephone point.



Living Room: 13'5 x 11'9

Bright Room, with an electric stove set within a brick surround with mahogany mantel, tiled hearth, laminated floor, TV point.





Kitchen: 11'9 x 10'5 Fully fitted kitchen including high and low level units, stainless steel sink unit, extractor fan, integrated cooker & 4 ring hob, tiled between the cupboards, laminated worktop, plumbed for washing machine/dishwasher, lino floor covering.



Utility Room: Plumbed for washing machine, glazed pvc exterior door.



First Floor:-

Landing: 6'2 x 2'7 & 6'0 x 2'8 Hotpress.



Bedroom (1): 11'10 x 9'3 Built in wardrobe.



Bedroom (2): 11'10 x 9'1 Built in double wardrobe.



Bedroom (3): 8'11 x 8'8



Bathroom: 5'11 x 5'6 Fully tiled walls, fully tiled floor, bath with electric shower, sink unit toilet.



OUTSIDE:

Front garden has a gravelled area, bordered by a fence and gate. Rear garden has a surrounding enclosed fence and concrete yard area. Side gate and rear gate entrance. Pathways to front and side. outside water tap. Easily maintained gardens.



**For Further Details
Contact A&S Property Sales
07729262655
07773060036
www.aspropertysales.com**

Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.