



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

**This Well Maintained Traditional 4 Bedroom Semi Detached House And Garage
Situated In An Established Area Convenient To Amenities And Within Easy
Walking Distance Of Enniskillen Town Centre.**

**70 Hillview Park
Enniskillen
Co Fermanagh
BT74 6EU**

ASKING PRICE: £99,000 (Open To Offers)



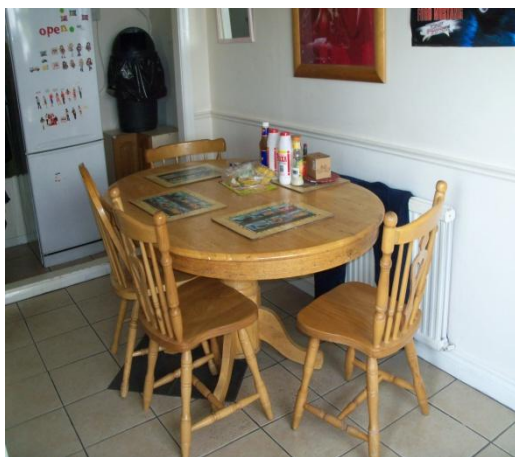
- **4 Bedrooms/1 Reception Room /1 Bathroom**
- **Oil Fired Central Heating**
- **Mahogany Double Glazed Throughout**
- **Enclosed Private Paved Area To Rear**
- **Mature Trees And Garden To Front Of Property**
- **Spacious Garage**
- **Close To Local Amenities And Facilities**
- **Suitable For First Time Buyer With No Upward Chain**

This traditional well maintained 4 bedroom Semi - detached house situated in an established residential area convenient to amenities and within easy access of Enniskillen town centre. This property would be suitable for first time buyer.

Accommodation Comprises:

Entrance Porch: 5'0 x 4'5 Laminated floor.

Kitchen / Dining Area: 12'8 x 8'9 Range of high and low level oak wood cupboards including a glazed cupboard, extractor fan, laminated work top, tiled between cupboards, tiled floor.



Living Room: 19'1 x 11'6 Open fireplace with mahogany surround, cast iron inset, tiled hearth, back boiler, pine panelled wall effect behind fireplace, TV point, built in units.



Hall: 5'10 x 4'7 Telephone point,

First Floor:

Landing: 9'3 x 8'5 (widest points)
Bedroom (1): 18'11 x 10'0 2 x Built in wardrobes.



Bedroom (2): 11'5 x 10'5 Pine ceiling, storage cupboards,
laminated wood floor.



Bedroom (3): 11'5 x 9'10 Pine ceiling, velux window, storage
cupboards,
laminated wood floor.



**Bedroom (4):
wood floor.**

10'5 x 8'9

Built in shower, hotpress, laminated



**Bathroom:
walls, tiled floor.**

6'11 x 5'10

Includes sink unit , toilet, bath, fully tiled



OUTSIDE

**Garage: 29'8 x 20'0 Deceptively spacious garage, suitable for
a work shop, plumbed for washing machine.**

**Enclosed private paved area to rear. Garden and parking area to front with
fencing.**



**For Further Details Or Viewing
Contact A & S Property Sales
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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.