



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

This Deceptively Spacious Mid-Terrace 3 Bedroom Residence Is Situated In The Centre Of Fintona Town Convenient To Local Facilities And Amenities.

**8 Mill Street
Fintona
Co Tyrone**

ASKING PRICE: £105,000 (Negotiable)



- **3 Bedrooms/2 Reception Room /1 Bathroom**
- **Oil Fired Central Heating**
- **Newly Fitted Kitchen**
- **Occupies Two Floors**
- **Spacious Basement Consisting Of 2 Rooms**
- **Concrete Yard, Side Entrance**
- **Easy Access To Fintona Town Centre**
- **Close To Local Amenities And Facilities**
- **Suitable For First Time Buyer With No Upward Chain**

This Deceptively Spacious Mid-Terrace 3 Bedroom Residence is situated on the main street, convenient To Local Facilities, Amenities and within easy access of Fintona town centre. This property consists of a basement offering space of two rooms, potential for storage. The property is suitable for a first time buyer. Fintona is centrally located for commuting in the Tyrone/Fermanagh area being approximately 8 miles South of Omagh 19 miles from Enniskillen.

Viewing Recommended!

Accommodation Comprises:

Entrance Hall: Balcony staircase, mahogany exterior front door.

Living Room: 13'10 x 12'1 **Open tiled fireplace with mahogany top, tiled inset, tiled hearth, extends to the corner for TV, laminated wood effect floor.**



Kitchen /

Dining Area: 16'2 x 17'4 **Newly Fitted high and low level cream cupboards including a glass cupboard, integrated cooker, hob, extractor fan, tiled between cupboards, tiled and laminated wood effect floor, shelving in dining area.**



Lower Ground Floor:- The Basement.

Room (1): 15'9 x 12'6 Door leads to side concrete yard.

Room (2): 15'2 x 15'9 Plumbed for washing machine, boiler, door leads to side concrete yard.

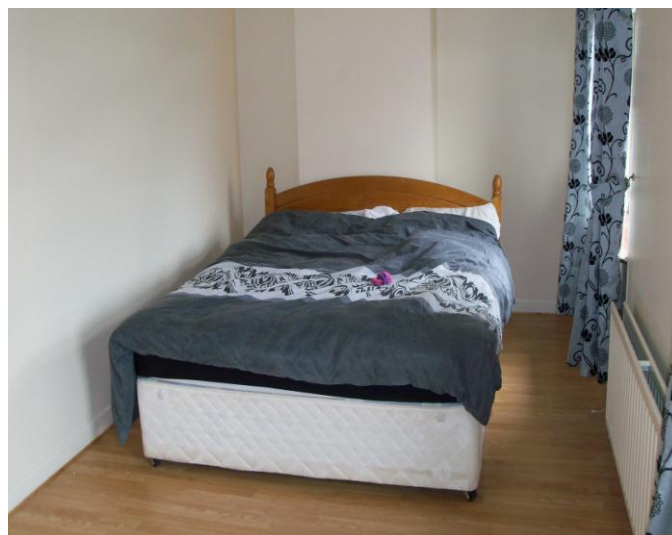
First Floor:

**Landing: 17'4 x 6'11 Balcony staircase, hotpress.
(widest points)**

Master Bedroom: 15'6 x 8'4 Laminated floor.



Bedroom (2): 15'6 x 8'4 Laminated floor.



Bedroom (3): 9'5 x 9'5 Laminated floor, shelving.

Bathroom:

9'0 x 7'7

White suite includes sink, toilet, bath, separate shower cubicle with electric shower, partially tiled walls, vinyl floor.



OUTSIDE

Enclosed concrete yard.

**For Further Details Or Viewing
Contact A & S Properties
07729262655
07773060036
www.asproperty-sales.com
email: info@asproperty-sales.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.