

FOR SALE



**T. PATTERSON STEWART**

AUCTIONEER AND ESTATE AGENT

**25 HIGH STREET      OMAGH      CO TYRONE      N.IRELAND**

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**NOTE** -These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding the particulars.

**15 BIRCHWOOD DRIVE, OMAGH**

**DETACHED 3-BEDROOM BUNGALOW**

**With Garage & Grounds**

**LOCATION**      This attractive, well-maintained Property is located just off St Julians Road, in a popular Residential area, occupying a mature Site with landscaped Grounds and Fish Pond, within walking distance of the local Supermarket and Silverbirch Hotel



**ACCOMMODATION**  
**ENTRANCE HALL**

(approximate measurements)  
9' 8" x 8' 2" with Pine floor, and **CLOAKROOM** off

**LOUNGE**

15' 9" x 14' 7" with Fireplace and High Output Back Boiler Grate. Laminated Medium Oak Floor

**KITCHEN/DINING**

19' 6" x 13' 6" with Oak fitted units, Divider Bench. Patio Doors from Dining Area to Rear Patio, which is tiled and part roofed over Barbeque area

**HOTPRESS**

with Immersion Heater

**UTILITY ROOM**

10' 7" x 9' 9" with tiled floor

**BEDROOM 1**

14' 4" x 9' 3" with large built-in Wardrobe

**BEDROOM 2**

9' 9" x 9' 5" with double built-in Wardrobe

**BEDROOM 3**

11' 0" x 8' 2"

**BATHROOM**

8' 9" x 6' 4" with grey Suite, comprising Bath, WC, WHB and Shower, matching part-tiled walls

**INTEGRAL GARAGE**

17' 4" x 9' 10" with up 'n over Door

The House has laminate Flooring in the Bedrooms, and tiled flooring in the Kitchen/Dining,

Oil-fired Central Heating throughout, and mahogany double-glazed Windows. The internal Doors are Pine.

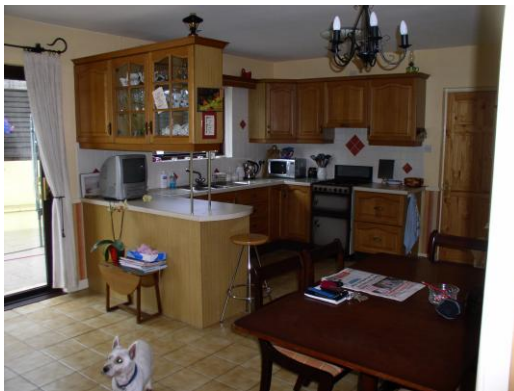
The Grounds front and back are attractively landscaped with Lawns and Rockery

TENURE: 999 year Lease.

NAV: £265.

RATES 07/08: £806

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**Viewing invited, strictly by Appointment with the Agent**