

Lisney

FOR SALE:

Part finished, semi-detached
3 bedroom house

7 BIRCH GROVE, MAIN STREET,
BERAGH, OMAGH, BT79 0ST



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

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DETAILS

- Finished to shell specification
- Well kept, quiet residential development
- Ideal First Timer Buyers home or investment opportunity
- Sold with the benefit of vacant possession
- Convenient location set in Beragh Village Centre

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LOCATION

Beragh is a small village just 8.2 miles from Omagh town centre.

Birch Grove is located just off Beragh Main Street, on the left, just before the former Police Station.

DESCRIPTION

Birch Grove is a quiet cul-de-sac of 13 houses, located off Main Street.

Number 7 comprises a three bedroom, semi-detached house.

The house is furnished to shell specification with plastered walls and ceilings and smooth screed floors. The kitchen and understairs W.C have been fitted, however the first floor bathroom requires plumbing.

IMAGES



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway 1.97m x 5.53m

Offers access to living room, kitchen, understairs W.C and stairs.

Understairs W.C. 0.99m x 1.59m

W.C. and wash hand basin

Lounge 3.99m x 3.91m

Situated at the front of the house, with a fireplace and double doors into the kitchen / dining room.

Kitchen/dining room 3.88m x 3.53m + 2.78m x 2.47m

Large kitchen/dining room with fitted ash kitchen and glazed double doors leading to the back garden.

FIRST FLOOR LEVEL

Landing 2.89m x 1.6m

Bedroom 1 3.51m x 3.52m

Located at the rear of the house, this bedroom has views over the rear garden and field.

Bedroom 2 2.78m x 3.89m

Located at the front of the house, this bedroom benefits from an ensuite bathroom.

Bedroom 3 2.61m x 2.53m

Located at the front of the house.

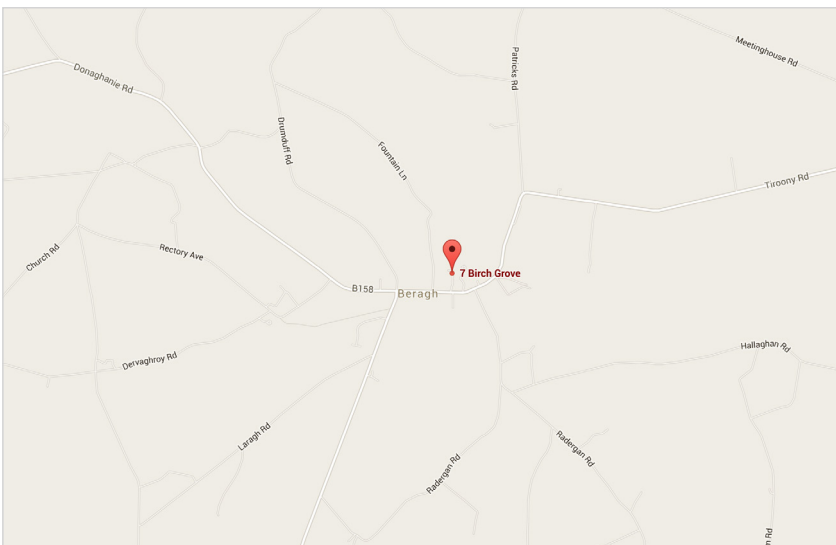
Bathroom 2.39m x 2.76m

Bath, shower, W.C. and wash hand basin.

FEATURES

- Oil fired central heating
- Convenient location close to the town centre, local amenities and schools
- PVC windows and doors
- Three well proportioned bedrooms
- Shell Condition

LOCATION



ENERGY PERFORMANCE

This property has an energy performance rating of D65.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	65	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

This full report is available on request.

RATES

NAV £92,500

Payable P.A. (2015/16) £674.00

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We are advised the title is registered and held on a freehold basis.

ASKING PRICE

Offers invited in the region of £85,000 exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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