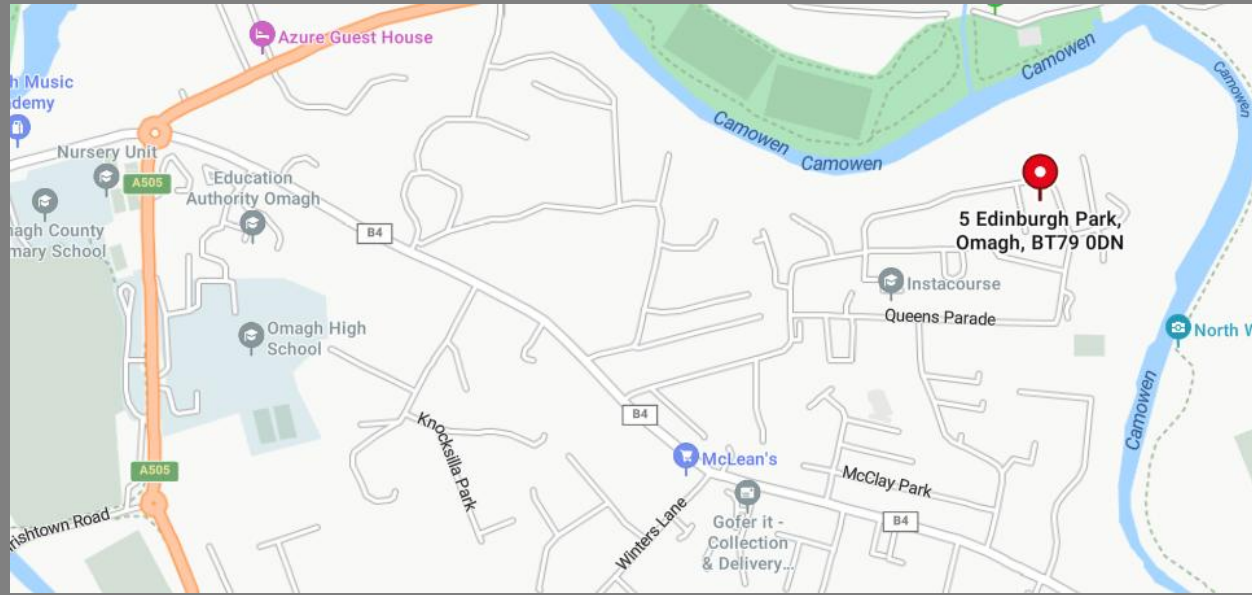


Location:



Financial Advice

If you are moving home or investing in property, we have our own financial advisor who provides a no obligation service, so why not contact us to see what they have to offer.

Website

View all our properties on-line at a time that suits you.



Rental Department

MPP Rentals is an experienced & professional letting department which offers a comprehensive letting service. Contact MPP without obligation on 028 8224 6538

MORTGAGE & PROPERTY PLUS

11 Campsie Road, Omagh
028 8224 6538

www.mortgageandpropertyplus.com

EPC REFERENCE NUMBER:

0664-2994-0944-9796-8731

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither Mortgage and Property Plus or anyone else in their employment, has any authority to make or give any representation or warranty. Mortgage & Property Plus have not tested any Systems, Services or Appliances at this Property

MORTGAGE & PROPERTY PLUS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

5 EDINBURGH PARK, OMAGH, BT79 0DN.



Offers Around: £129,950

Telephone: 028 8224 6538
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- Entrance Hall:** 6' x 11'04" Modern Tile Flooring, Wall Panelling, Telephone Point.
- Living Room:** 12'08" x 11'01" V-Groove Laminate Oak Flooring, Cream Stove with Stone Hearth, Bay Window, TV Point.
- Kitchen/Dining:** 19'02" x 9'06" Cream Panel High- and Low-Level Units, Integrated Double Oven, Extractor Fan, Integrated Dishwasher, Integrated Frige Freezer, Plank Effect Tile Flooring, Wall Panelling, Downlights, Understairs Storage.
- Landing:** 7'10" x 6' Carpet Flooring, Hot-Press.
- Bathroom:** 5'04" x 7'11" Modern White Suite with Brass Taps, Shower Over Bath, Laminate Flooring, Wall Panelling, PVC Panelling at Bath/Shower, Modern Vanity Unit.
- Bedroom 1:** 10'11" x 12'01" Laminate Pine Flooring, Built-In Mirror Slidrobe, Wood Panelling.
- Bedroom 2:** 10'11" x 8'05" Laminate Oak Flooring.
- Bedroom 3:** 8'09" x 9'09" Laminate Pine Flooring.
- Other:** Double Glazed White PVC Windows & External Doors, White Panel Internal Doors, Smoke Alarms.
- Outside:** Off Street Parking, Enclosed Front Garden with Stoned Beds & Mature Shrubs, Fully Enclosed to Rear, Patio Area, Outside Water Tap, Garage with Electrics.
- Rates:** Circa £700 p/a

KEY FEATURES

- Mid-Terrace Property with Garage
- 3 Bedrooms
- 1 Reception Room
- Kitchen with Dining Area
- Oil Heating
- Double Glazed PVC Windows
- Popular & Convenient location close to local amenities
- Excellent First Time Buy or Investment Opportunity.

SUMMARY


This property is situated in a popular residential area just off the Hospital Road in Omagh, close to all local amenities and walking distance from Omagh town.

This property has been well maintained making this an ideal first time buy or investment opportunity alike.

Viewing is highly recommended for full appreciation of what this property has to offer.

Viewing is via appointment through Mortgage & Property Plus on 028 8224 6538

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PROPERTY PLUS**

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