

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** **Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

**Daniel Henry**  
ESTATE AGENTS

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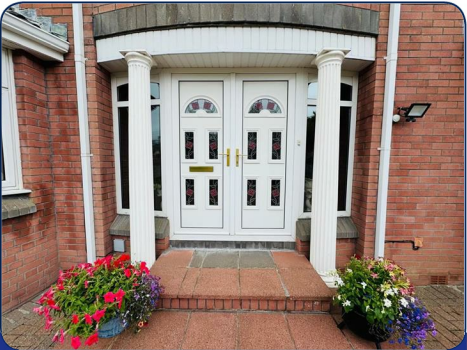
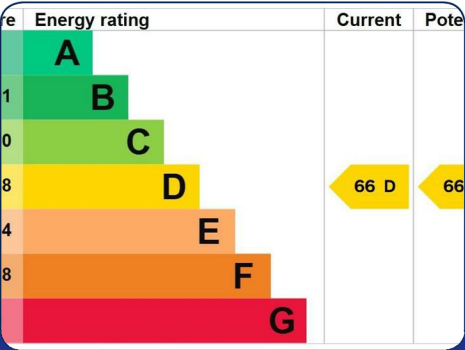
£410,000

**FOR SALE**



**76 Woodend Road, Strabane, BT82 0AU**

- DETACHED HOUSE
- 5 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT AND REAR
- PAVED DRIVEWAY
- DOUBLE GARAGE
- EPC RATING -



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having wooden ceiling with recessed lighting, tiled floor.

**GUEST WHB & WC**

Having wooden ceiling, fully tiled walls and floor.

**HALLWAY**

Having wall light points, ceiling cornicing, curved staircase, double doors to Lounge.

**LOUNGE**

21'9" x 13'8" wp (6.63m x 4.17m wp)

Having bay window with feature window seating, ceiling cornicing and centre rose.

**FAMILY ROOM**

15'5" x 13'8" wp (4.70m x 4.17m wp)

Haing bay window with feature window seating, ceiling cornicing and centre rose.

**DINING ROOM**

17'8" x 11'4" wp (5.38m x 3.45m wp)

Having wall lights, wooden ceiling, double doors to Hallway.

**KITCHEN**

17'7" x 13'3" (5.36m x 4.04m)

Having eye and low level units, tiling between units, matching pelmet over window, double bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, integrated fridge/freezer and dishwasher, dining space, tiled floor.

**UTILITY ROOM**

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, double cloaks cupboard, tiled floor.

**STUDY/BEDROOM 5**

14'11" x 9'9" (4.55m x 2.97m)

**FIRST FLOOR**

**SWEEPING STAIRCASE TO LANDING**

**LANDING**

Having double doors to veranda with tiled floor.

**MASTER BEDROOM**

13'7" x 12'5" (4.14m x 3.78m)

Having built in wardrobes with sliding mirrored doors, walk in wardrobe.

**EN-SUITE**

Comprising walk in shower with PVC cladding to walls, whb set in vanity unit, wc, remaining walls tiled.

**BEDROOM 2**

13'8" x 12'11" (4.17m x 3.94m)

Having walk in wardrobe.

**EN-SUITE**

Comprising walk in shower with PVC cladding to walls, whb set in vanity unit, wc, wooden ceiling, tiled walls.

**BEDROOM 3**

13'9" x 11'9" (4.19m x 3.58m)

Having laminated wooden floor.

**BEDROOM 4**

13'7" x 11'9" (4.14m x 3.58m)

Having built in wardrobes with sliding mirrored doors.

**BATHROOM**

Comprising corner bath, whb and wc, bidet, walk in shower, wooden ceiling, tiled walls.

**EXTERIOR FEATURES**

Neat lawn to front bordered by wall, wrought iron fence and double entrance gates.

Steps leading to extensive patio area and rear lawn stocked with abundance of plants and shrubs.

Paved driveway.

Tarmac driveway.

**DOUBLE WIDTH GARAGE**

23'6" x 21'2" (7.16m x 6.45m)

Having up and over door, light and power points, rear window and door.

Staircase to basement.

Staircase to floored attic.

**ESTIMATED ANNUAL RATES**

£2449.23 (JULY 2025)

