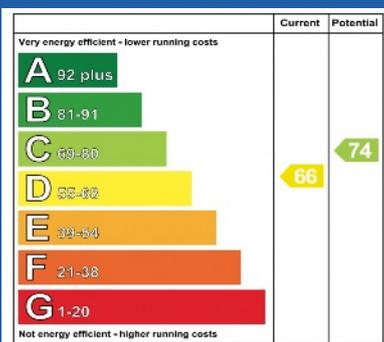


**17 Willowmount Avenue,
Omagh, BT79 7EJ.**



Taking Opening Offers From £150,000



Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Excellent First Time Buyer Property
- * Semi Detached House With Garage
- * 3 Bedrooms
- * 2 Reception Rooms
- * UPVC Double Glazed Windows And Doors
- * O.F.C.H
- * Tastefully Decorated Throughout
- * Decked Area To Rear With Countryside Views
- * Popular And Convenient Location
- * Chain Free Sale
- * Must Be Viewed To Be Fully Appreciated
- * Taking Opening Offers From £150,000

SUMMARY

This excellent 3 bedroom semi detached two storey dwelling with garage is located within close proximity to Omagh Town Centre and all local amenities. It is convenient to both primary / secondary schools, churches, shops, leisure facilities, play park, hospital / health centre, bus routes, scenic routes and golf courses.



ACCOMMODATION

GROUND FLOOR

Entrance Hall:

14'02" (Longest Point) x 6'04" (Widest Point) PVC Exterior Door With Glazed Panel / Side Panels. Tiled Flooring. W.C Off. Carpeted Hand Painted Staircase.

W.C:

5'08" (Longest Point) x 2'08" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet And Wash Hand Basin.

Lounge:

16'05" (Longest Point) x 11'07" (Widest Point) Laminate Flooring. T.V Point. Wooden Fireplace With Cast Iron Inset. Open Fire. Tiled Hearth. Recessed Lighting. Open Plan To Dining Room.

Dining Room:

8'10" (Longest Point) x 10'03" (Widest Point) Laminate Flooring. Patio Doors To Decked Area At Rear.

Kitchen / Dinette:

10'02" (Longest Point) x 9'01" (Widest Point) Fitted High And Low Level Units With Oak Doors. Extractor Fan. Tiled Flooring. Part Tiled Walls. Freestanding Dish Washer. Freestanding Fridge Freezer. Freestanding Electric Gas Cooker. Recessed Lighting. Ceramic Sink. PVC Exterior Door With Glazed Panel.

FIRST FLOOR

Landing:

8'03" (Longest Point) x 6'06" (Widest Point) Carpet Flooring. Hot Press Off. Access To Roof Space. Recessed Lighting.

Master Bedroom:

15'0" (Longest Point) x 10'04" (Widest Point) Laminate Flooring. T.V Point.

Bedroom 2:

11'09" (Longest Point) x 9'08" (Widest Point) Laminate Flooring.

Bedroom 3:

9'03" (Longest Point) x 7'08" (Widest Point) Carpet Flooring. Built In Storage.

Bathroom:

8'03" (Longest Point) x 8'04" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet And Bedee. White Suite. Bath. Above Bath Power Shower. Heated Towel Rail.

OUTSIDE / GARDENS

Detached Garage:

16'04" (Longest Point) x 10'05" (Widest Point) PVC Exterior Side Door. Roller Door. Plumbed For Washing Machine And Tumble Drier. Oil Burner Enclosed.

Mature Lawns To Front. Decking. Gravelled Driveway. Views Of Local Countryside To Rear.

Services: All Mains

Heating: Oil Fired Central Heating

Age of Property: Circa 25 Years

Capital Value: £100,000

Rates: £968 (Price Correct As Of March 2026)





Independent Mortgage Advice

If you are buying, up sizing / downsizing house or investing in property, we can put you in touch with our in house Independent Mortgage Advisor Noel Stewart. This is Free, no obligation service, so why not contact us to see what they have to offer.

T 028 8225 0000 or M 077 7188 4633

www.themortgageadvicecentre.net

Mortgage Advice Centre

Lettings Department

Corry & Stewart have an experienced and professional lettings department who offer a comprehensive letting service. Contact our team, without obligation, on 028 8225 0500

DIRECTIONS:

From Omagh, Travel Out The Gortin Road And After Passing The Grange Park Turn Right Onto The Killybrack Road. Follow This Road Until You Reach The Entrance To Turn Down Left Into The Willowmount Development. Turn Into The Development And Take First Left Down Into The Cul De Sac. Look Out For The Corry & Stewart Sign Outside The Property.



**36A HIGH STREET, OMAGH, CO TYRONE
BT78 1BP**

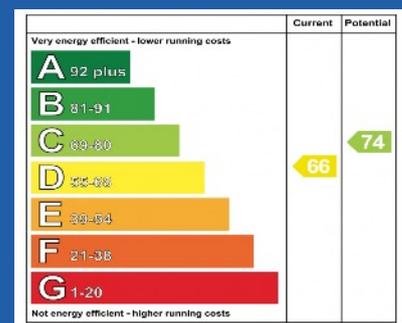
T 028 8225 0500

F 028 8225 0001

Email: enquiries@corryandstewart.com

Corry & Stewart Estate Agents LTD

www.corryandstewart.com



**EPC REFERENCE NUMBER
0300-2436-7670-2196-1071**



Find Us On Facebook And Instagram



Corry & Stewart, for themselves and for the vendors or lessors of this property whose agents they are, give notice that (I) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. (II) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details, are given without responsibility on the part of Corry & Stewart, and intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) The vendor or lessor does not make or give, and neither Corry & Stewart, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.