



FOR SALE

31 WHITELOUGH ROAD, AUGHNACLOY, BT69 6ES
2 BEDROOM SEMI-DETACHED HOUSE WITH EXTENSIVE GARDENS

Lisney

AERIAL PLAN



Features

- ◆ Rare opportunity to purchase a rural semi-detached property
- ◆ Ideal refurbishment opportunity
- ◆ Large plot of c. 0.3 acres

- ◆ Beautiful views over surrounding hills
- ◆ Just 3 miles from Aughnacloy town

Location

The subject property is situated on the Whitelough Road, approximately 3 miles east of Aughnacloy.

Aughnacloy is a small town in close proximity to the Monaghan border. The town is approximately 52 miles south-east of Belfast, 52 miles south of Derry-Londonderry and 89 miles north of Dublin.

The area surrounding the dwelling is mostly agricultural land with a few detached houses in the locality.





Description

The subject property is a semi-detached, two storey, two bedroom house with an outbuilding / garage to the rear..

The property benefits from extensive gardens to both the front and rear on a plot totalling approximately 0.3 acres.

At ground floor level, the main entrance to the house is from the front door which opens into an entrance porch and into the living room.

Beyond the living room lies the kitchen / dining room and a snug / study.

The first floor comprises two bedrooms and a bathroom.

Rates

We have been advised by Land and Property Services of the following;

Net Annual Value	£67,500
Rate in the £ 22/23	£0. 551045
Approx Rates Payable	£545.33 approximately

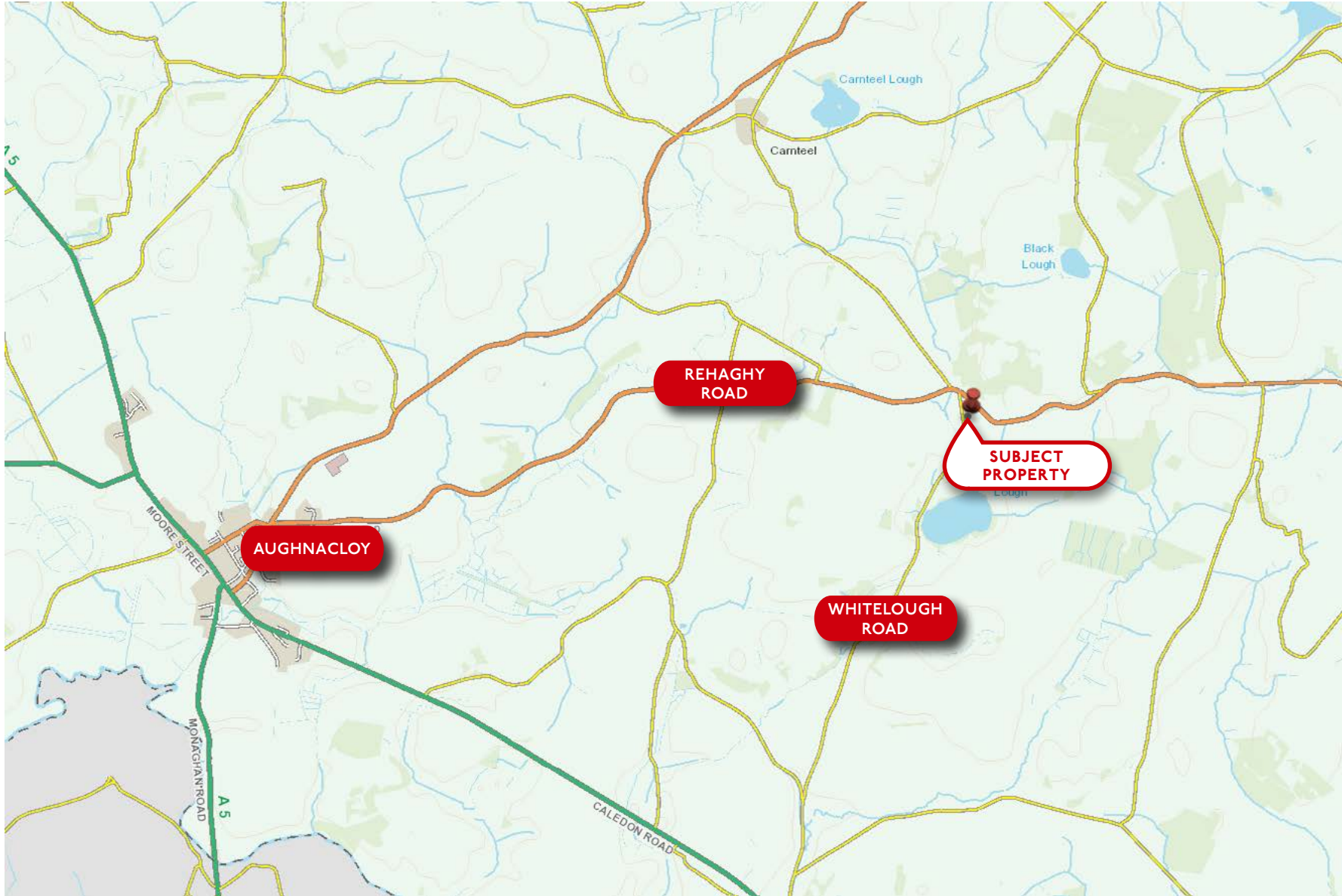


FRONT GARDEN



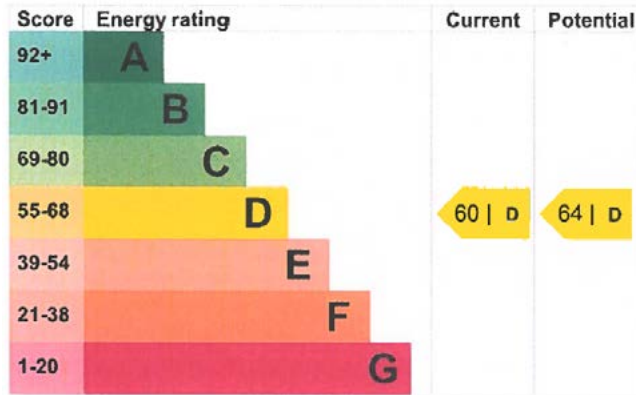
REAR GARDEN

LOCATION MAP



EPC

The property has an Energy Efficiency rating of D60. The full Certificate can be made available upon request.



Accommodation

We understand the accommodation extends to the following;

	APPROXIMATE SIZE (SQ. FT.)
House	1,046
Garage	90
Total Plot	0.3 acres

Asking Price

Offer around £80,000.

Contact

Strictly by appointment with the sole Letting agent.
For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

ltaylor@lisney.com

Value Added Tax

All prices and outgoing are exclusive of but may be liable to VAT.

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

