

For Sale:
€139,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

Tel: 057 9324622

Email: heffernanauctioneers@gmail.com

PSRA Licence No: 003314



Pearse Park, Co Offaly. R35HV27

Great first time buyer home.

Conveniently located and providing easy access to Tullamore town centre and all its amenities this property is a must view for both first time buyers and investors alike. This townhouse has a large private rear garden & overlooks green to the front. The property is a 3 bedroom semi detached house but also offers the option to extend to the rear. The property is in need of modernization.



Features

- Oil central heating
- Detached shed to rear (6.38m x 3.67m)
- Private large garden to rear
- Overlooks green to front
- Great opportunity to extend the property
- Walking distance of all amenities

Accommodation

- **Entrance Hallway:** c1.88m x 4.51m
-
- **Dining Room:** c. 4.82m x 3.7m
Solid fuel stove, hot press & double doors to kitchen
- **Kitchen:** c. 2.7m x 3.74m
Fitted kitchen
- **Utility:** c. 2.85m x 1.41m
Plumbed for washer/dryer, sink unit, door to back
- **Sitting Room:** c. 3.34m x 3.1m
- **Study:** c. 3.8m x 2.5m
Toilet & shower off
- **Upstairs**
- **Bathroom:** c. 2.18m x 1.55m
Bath, wc & whb.
- **Bedroom 1:** c. 4.0m x 3.37m
Built in wardrobes
- **Bedroom 2:** c. 2.87m x 3.35m
Built in wardrobes
- **Bedroom 3:** c. 1.96m x 3.35m

BER Rating

TBC

Ber Number

Performance Indicator

Viewings

By Appointment only: Viewings by appointment with Sole Agents

T: 057 (93)24622

E: heffernanauctioneers@gmail.com

