

Main Street,  
Gurteen,  
Co. Sligo.  
F56 XF25  
(For Sale by Private Treaty)




Situated in the centre of Gurteen village this semi detached property comes to the market in good condition throughout. Current accommodation comprises of entrance hall, kitchen with dining area and small utility room, sitting room, Downstairs double bedroom with ensuite while the first floor accommodates two further bedrooms and bathroom. The property has benefit of oil fired central heating and double glazed windows and doors. Parking is available to the front of the property and to the rear is a spacious garden with timber shed. This is a must view property and early viewings strongly advised.

**Price Region: €149,000.00**

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 The Rock,  
Lord Edward Street,  
Ballymote, Co Sligo F56TF70  
V.A.T. No: 3662843DH

**Internal Measurements and Specifications:**

**Entrance hallway: 2m x 6.2m**

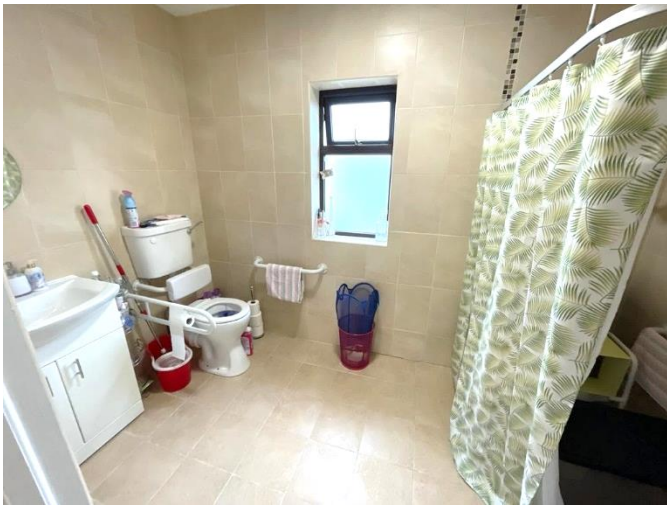
**Kitchen with dining area: 2.9m x 3.9m**  
With tiled flooring and fitted kitchen units.

**Sitting room: 2.7m x 6.3m**  
With carpet flooring and solid fuel open fireplace.



**Ground floor bedroom: 3.2m x 3.9m with ensuite.**  
Double bedroom with timber flooring.

**En-suite/wet room: 1.8m x 3.1m**  
Tiled flooring with shower, wash hand basin and wc.



**Bedroom 2: 2.9m x 4.8m**  
Double bedroom with carpet flooring.

**Bedroom 3: 3.2m x 3m**  
Double bedroom with carpet flooring.



**Bathroom: 2.1 x 1.7**

Tiled flooring with shower, wash hand basin and wc.

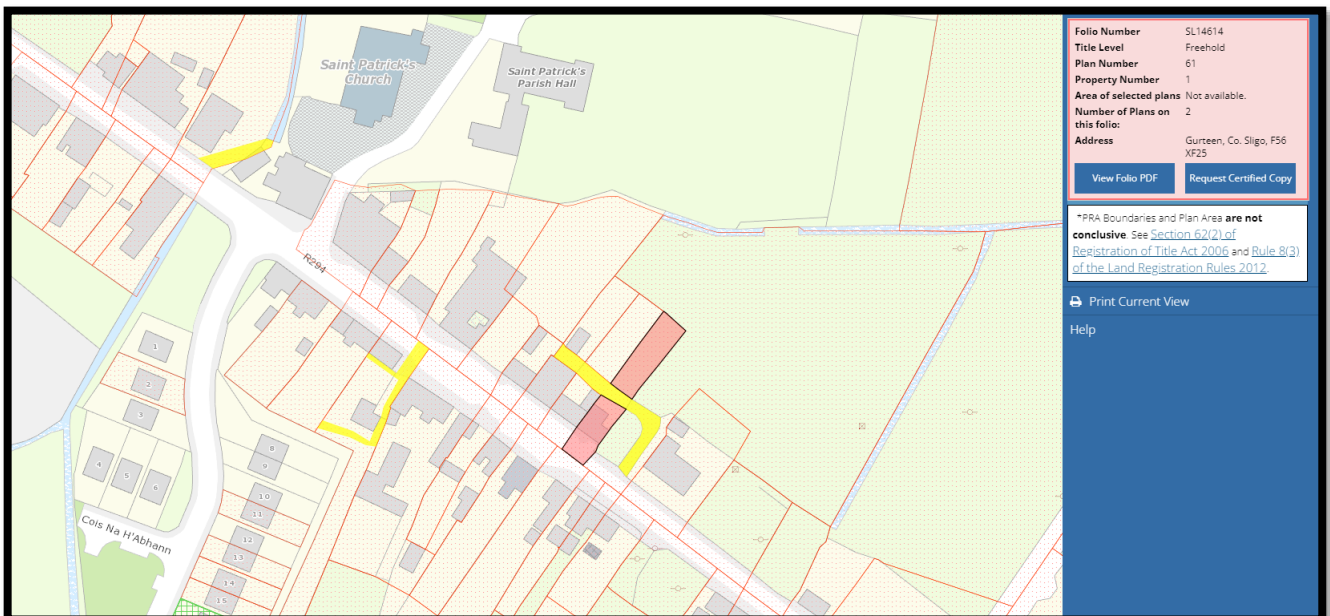
**Utility room: 1.0 x 2.9**

Plumbed for washing machine and dryer.



**Additional Information:**

- Mains water and sewer.
- Oil fired central heating.
- Double glazed windows and doors.
- Spacious fully enclosed garden.
- Excellent village location.



All sizes and dimensions are approximate and do not form any part of Contract for Sale.