

DOUGLAS NEWMAN GOOD

## 2 Church View, Collooney, Co. Sligo.

Two bedroom semi-detached home located within walking distance of Collooney village. This charming two bedroom semi-detached home has excellent potential for first time buyers or a small family.

This home is flooded with natural light throughout and has the added benefit of a private garden to the rear with a shed for additional storage.

Two bedroom semi-detached property with excellent potential. Conveniently located within walking distance of Collooney Village. Viewings are highly recommended.



### Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

## Guide Price: € 60,000

**Location:** Collooney, Co Sligo

**Directions:** From Sligo take the N4 towards Dublin for circa 10km. At the Collooney roundabout take the third exit. Continue on this road for circa 300m at the T junction (Mace shop will be in front of you) take a sharp left turn and continue on this road circa 500m. The house is on the right hand side after the primary school.

## ACCOMMODATION

### Ground Floor

Entrance	4.27m x 1.2m(14.01ft x 3.94ft)	Offering natural light with lino floor.
Living/Dining area	3.63m x 6.76m(11.91ft x 22.18ft)	Bright and spacious combined living/dining area. Living room with open fireplace, wooden floor and large window overlooking the rear garden.
Kitchen	5.31m x 2.11m(17.42ft x 6.92ft)	Bright kitchen with lino floor.

## Viewing by Appointment with Agent

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**Sligo.**

Guest WC	0.81m x 1.88m(2.66ft x 6.17ft)	With WC & WHB.
<b><u>First Floor</u></b>		
Bathroom	1.69m x 1.97m(5.54ft x 6.46ft)	Tiled bathroom with WC, WHB, Shower and Bath.
Bedroom 1	3.67m x 3.96m(12.04ft x 12.99ft)	With carpet floor and window overlooking the rear garden.
Master Bedroom	5.79m x 2.44m(19ft x 8.01ft)	With carpet floor and window overlooking the rear garden.

**Negotiator:** Tess Monaghan  
**Email Address:** tess@flanaganford.ie  
**Contact Number:** 071-9159222 or 086 3999062

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

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**Viewing by Appointment with Agent**

**Additional Images**



**Room Images**



**Viewing by Appointment with Agent**