



TOWN & COUNTRY property services

**2 Bridger Street
Moneymore
BT45 7PP**



An attractive 3 bedroom end terrace property which offers an excellent opportunity for a first time buyer or investor. It features include:

- | | | |
|-----------------------|-----------------------|------------|
| * Entrance Hallway | * Living Room | * Bathroom |
| * Kitchen/Dining Area | * 3 Bedrooms | * OFCH |
| * Enclosed Rear Yard | * Chain Free Purchase | |

Price £69,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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FACT: Cookstown derives its name from its founder Allen Cook. The old town was built in about 1609. Like Dungannon and so many other villages, it was destroyed in 1641. The present town was built about 1750 by Mr. William Stewart of Killymoon.



GROUND FLOOR:

Entrance Hallway (13'4" x 6'7"):

Centre light, hardwood front door with 2 glass panels and window to side, telephone point, single radiator, 1 single power point, carpeted, understairs storage cupboard.

Bathroom (6'5" x 6'7"):

Centre light, partly wall tiled, floor tiled, new white bathroom suite consisting of pedestal wash basin, bath with Triton electric shower over, toilet, single radiator.

Living Room (13'1" x 11'7"):

Centre light, 3 double power points, TV point, tiled fireplace suitable for solid fuel, built-in cupboard, laminate floor, 1 double radiator, telephone point.

Kitchen/Dining Area (11'0" x 11'7"):

Florescent lighting, 3 double power points, rear door with glass insert, high and low level kitchen units, stainless steel sink, space for cooker, fridge and washing machine, vinyl floor covering, partly wall tiled, 1 double radiator.

FIRST FLOOR:

Landing:

Centre light, shelved airing cupboard, carpeted, window.

Bedroom 1 (12'2" x 11'7"):

Centre light, carpeted, 1 single radiator, 1 double power point, 1 single power point.

Bedroom 2 (11'7" x 7'8"):

Centre light, carpeted, 1 single radiator, 1 single power point.

Bedroom 3 (9'0" x 6'7"):

Centre light, carpeted, 1 single radiator, 2 single power points, built-in wardrobe.

ALL SIZES ARE APPROXIMATE AND MEASURED TO WIDEST POINTS

Note: These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Town & Country, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. The images on this publication have been either scanned or taken with digital camera and may have been altered. No offers are accepted via E-mail.