



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.



Garage: (13'2" x 20'1")
Florescent lighting, 2 double power points, roof space, oil burner, mahogany ½ glazed side door, roller door, side window.

Outside Front:
Tarred drive, cement area to front of garage, D-Rail fenced on 3 sides, lawn, shrub bed.

Outside Rear:
Lawn fenced on 2 sides, paved patio area, shrub bed.



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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.



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31 Maloon Manor
Cookstown
BT80 8WR



An impressive and extremely well presented detached property located in a popular residential location, offering excellent family accommodation. Its many features include:

- | | | |
|-------------------|-----------------------------|----------------|
| * Entrance Hall | * Downstairs Toilet | * Utility Room |
| * Living Room | * Kitchen/Dining Area | * Sun Room |
| * 3 Bedrooms | * Bathroom | * OFCH |
| * Tarred Driveway | * Gardens at Front and Rear | * Garage |

PRICE: £154,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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31 Maloon Manor, Cookstown, BT80 8WR



Entrance Hall: (17'4" x 12'1")

UPVC front door with decorative glass insert and glass panels to each side, centre light, coving, 1 single radiator, 2 double power points, porcelain tiled floor.

Downstairs Toilet: (7'10" x 2'11")

Centre light, white toilet and pedestal wash hand basin, tiled floor, 1 single radiator, tiled above sink.

Utility Room: (7'10" x 5'4")

Centre light, mahogany rear door with 2 glass panels, ash effect storage cupboards, 1 double power point, space for washing machine and tumble dryer, tiled floor, 1 single radiator.

Living Room: (11'8" x 14'0")

Centre light, centre piece, coving, maple solid wooden floor, 1 double radiator, 3 double power points, 1 TV point, 1 telephone point, pine fireplace with cast iron style insert and granite hearth (suitable for solid fuel), dimmer switch.

Kitchen/Dining Area: (10'5" x 24'4")

2 centre lights, high and low level ash effect kitchen units, stainless steel sink, integrated extractor fan, integrated plate rack, 2 glass display units, Siemens integrated dishwasher, Electrolux integrated fridge freezer, Creda integrated electric cooker, Creda ceramic hob, 4 double power points, 1 TV point, partly wall tiled, floor tiled, 1 double radiator, ½ decorative glazed door leading to hall.



ALL SIZES ARE APPROXIMATE AND MEASURED TO WIDEST POINTS

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Sun Room: (11'11" x 9'11")

Centre light, glass French doors leading into sun room, French glazed doors leading to patio area, 2 double power points, 1 TV point, 1 double radiator, tiled floor.

Landing:

Centre light, stairs and landing carpeted, 1 double power point, pine balustrades on stairs, 2 feature windows, shelved airing cupboard.

Bedroom 1: (11'8" x 11'4")

Centre light, carpeted, 1 single radiator, 2 double power points, 1 telephone point.

Bedroom 2: (11'10" x 13'2")

Centre light, carpeted, 1 single radiator, 3 double power points, 1 TV point.

Bedroom 3: (10'1" x 12'2")

Centre light, carpeted, 1 single radiator, 2 double power points, 1 TV point.

Bathroom: (8'0" x 7'7")

Centre light, white Heritage bathroom suite consisting of toilet, sink-in vanity unit with matching mirror unit, bath, walk-in Mira Sport electric shower, partly wall tiled, floor tiled, extractor fan, coving, 1 double radiator.



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