

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

57 Donaghmore Road
Dungannon
BT70 1HB

Bedrooms	3
Bathrooms	1
Receptions	1



OFFERS OVER : £137,495

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT TO MARKET THIS 3 BEDROOM SEMI-DETACHED HOME LOCATED ON THE POPULAR 'DONAGHMORE ROAD' AREA OF TOWN. THIS PROPERTY HAS RECENTLY BEEN REFURBISHED TO THE HIGHEST STANDARD THROUGHOUT SO IS SURE TO APPEAL TO A WIDE RANGE OF BUYERS.

THE PROPERTY BENEFITS FROM 3 LARGE SIZED BEDROOMS, SPACIOUS KITCHEN/DINING AREA, AND A GOOD SIZED RECEPTION AREA. THIS HOME IS IN A PRIME LOCATION WITH CLOSE WALKING DISTANCE TO DUNGANNON TOWN CENTRE, LOCAL SCHOOLS, SHOPS AND ALL OTHER AMENITIES.

'SEMI-DETACHED HOME WITH GARAGE LOCATED ON THE DONAGHMORE ROAD'

PROPERTY FEATURES:

- UPVC WINDOWS AND DOORS THROUGHOUT
- OFF STREET CAR PARKING
- GARDENS TO FRONT AND REAR OF PROPERTY
- GARAGE LOCATED WITHIN THE PROPERTY
- GREAT CENTRAL LOCATION WITHIN DUNGANNON TOWN
- CLOSE BY ALL LOCAL SCHOOLS, SHOPS AND TOWN ITSELF
- RECENTLY BEEN REFURBISHED TO THE HIGHEST STANDARD THROUGHOUT THE PROPERTY
- 3 LARGE BEDROOMS
- SPACIOUS KITCHEN/DINING AREA
- LARGE LIVING AREA WITH OPEN FIREPLACE
- SURE TO APPEAL TO A WIDE RANGE OF BUYERS



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 5.2 X 2.0M – UPVC DOOR TO ENTRANCE, TILED FLOOR, SINGLE RADIATOR, CARPET TO STAIRS, STORAGE SPACE UNDER STAIRS, GLASS DOOR LEADING TO KITCHEN

LIVING ROOM – 4.3 X 3.9M – WOODEN FLOOR, DOUBLE RADIATOR, GRANITE FIREPLACE WITH OPEN FIRE, TV POINTS, WIFI POINTS

KITCHEN/DINING AREA – 5.9 X 2.8M – HIGH AND LOW KITCHEN UNITS WITH BUILT IN COOKER AND HOB, PINE WOODEN FLOOR, DOUBLE RADIATOR, STAINLESS STEEL SINK, SPOTLIGHTS, TV POINTS

FIRST FLOOR:

UPSTAIRS LANDING – 2.3 X 2.0M – CARPET FLOOR

MASTER BEDROOM – 3.7 X 3.2M – WOODEN FLOOR, BUILT IN STORAGE SPACE, SINGLE RADIATOR, TV POINTS

BEDROOM 2 – 3.4 X 3.4M – WOODEN FLOOR, TV POINTS, SINGLE RADIATOR

BEDROOM 3 – 2.8 X 2.5M – WOODEN FLOOR, SINGLE RADIATOR, BUILT IN STOARAGE SPACE

FAMILY BATHROOM – 2.5 X 2.4M – WOODEN FLOOR, WOODEN PANEL/TILED WALLS, WC, WHB, BATH WITH BUILT IN ELECTRIC SHOWER, SHELVED STORAGE SPACE, SPOT LIGHTS

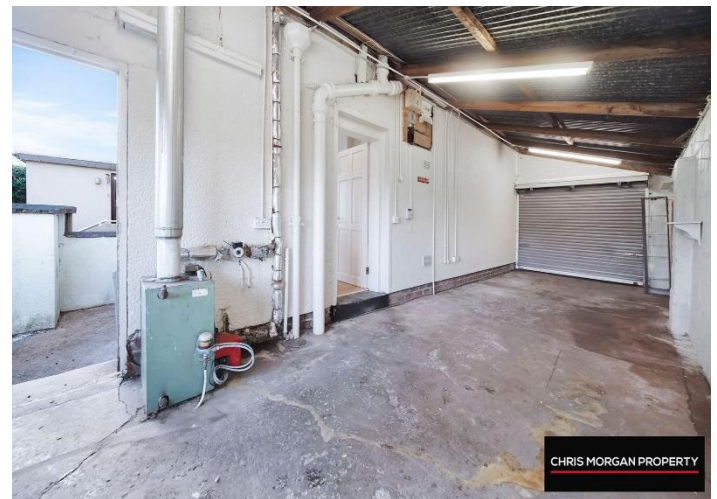
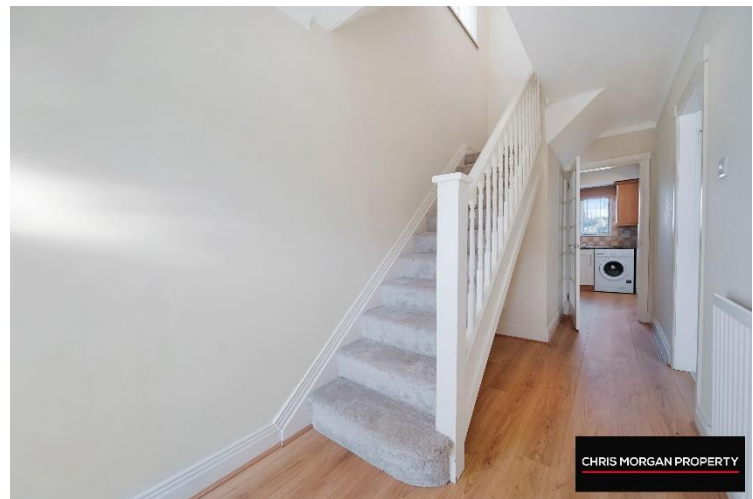
EXTERNAL AREAS:

GARAGE – 9.5 X 3.0M – ELECTRIC ROLLING DOOR, ELECTRIC SUPPLY, CONCRETE FLOOR

LARGE GARDENS TO FRONT AND REAR OF PROPERTY

CONCRETE SHED TO REAR OF PROPERTY

OFF STREET CAR PARKING





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

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