

**7 SULLENBOY PARK
CEMETERY ROAD
COOKSTOWN
CO. TYRONE
BT80 8HP**



*working harder to make your **move easier***

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“CONVENIENT IN COOKSTOWN” AN AFFORDABLE FIRST HOME OR A READY TO LET INVESTMENT...

THIS END-OF-TERRACE, 3 BEDROOM PROPERTY, IS MOST CONVENIENTLY LOCATED IN THIS ESTABLISHED RESIDENTIAL AREA, WITHIN WALKING DISTANCE OF ALL BUSTLING COOKSTOWN TOWN CENTRE AMENITIES & FACILITIES.

PRESENTED FOR SALE IN “READY TO OCCUPY” ORDER THROUGHOUT, THIS SALE PRESENTS A SUPERB OPPORTUNITY FOR A FIRST-TIME BUYER TO ACQUIRE AN AFFORDABLE & CONVENIENT HOME ON WHICH TO PUT THEIR OWN STAMP / ADD VALUE, AND IS SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR AS A BUY-TO-LET.

BOASTING A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A GROUND FLOOR POWDER ROOM, 3 BEDROOMS (2 WITH BUILT-IN STORAGE), A BATHROOM WITH A 4 PIECE SUITE & A LOW MAINTENANCE GARDEN; WE EXPECT THIS PROPERTY TO ATTRACT SIGNIFICANT INTEREST...

“VIEW EARLY TO AVOID DISAPPOINTMENT”



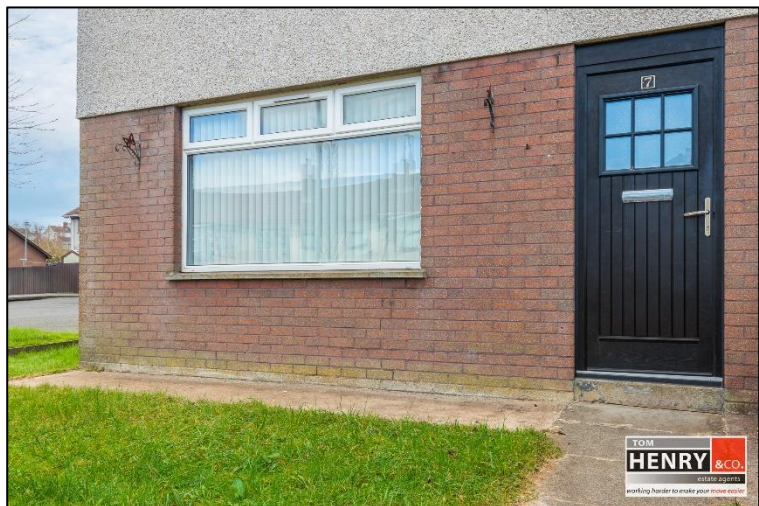
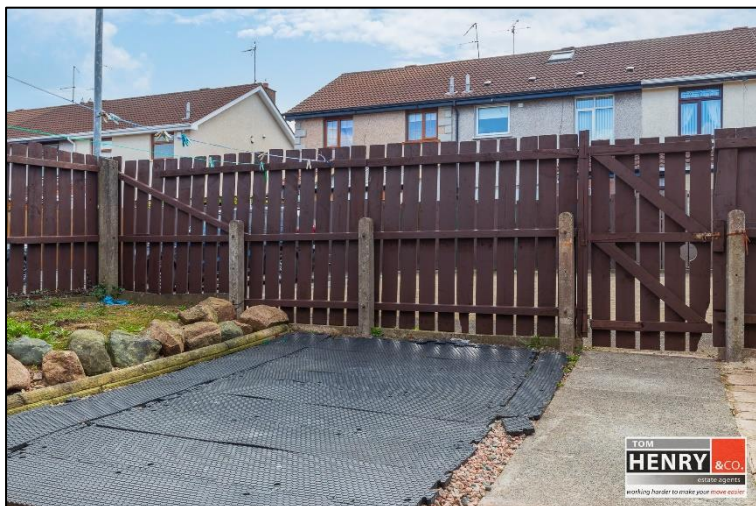
GUIDE PRICE: £109,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN END-OF TERRACE PROPERTY.
- LOCATED IN AN ESTABLISHED RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF COOKSTOWN TOWN CENTRE.
- PRESENTED FOR SALE IN “MOVE-IN” ORDER.
- 3 BEDROOMS; 2 WITH FITTED STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C.
- BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- ENCLOSED LOW MAINTENANCE GARDEN TO REAR.
- WOULD MAKE A GREAT AFFORDABLE & CONVENIENT FIRST HOME.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. PRE-FINISHED FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND. PRE-FINISHED FLOOR. PICTURE RAIL.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. DADO RAIL. CLOAK STORE UNDER STAIRS.



REAR LOBBY:

U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.

CLOAK W.C. / POWDER ROOM:

TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

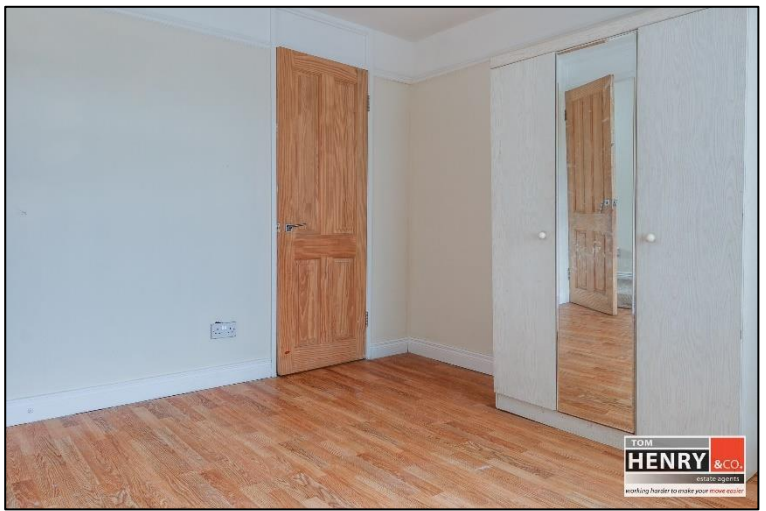
CARPET TO FLOOR. HOTPRESS & BUILT-IN STORAGE TO LANDING.



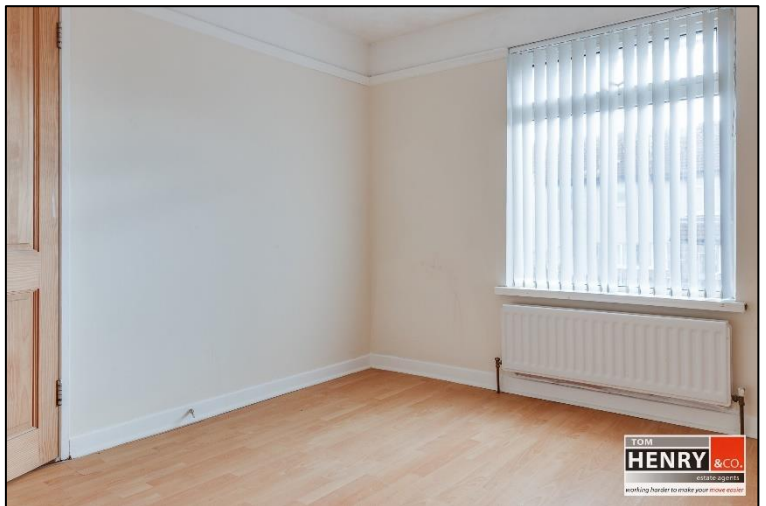
BEDROOM 1:

TO FRONT. BUILT-IN STORAGE. PICTURE RAIL. PRE-FINISHED FLOOR.





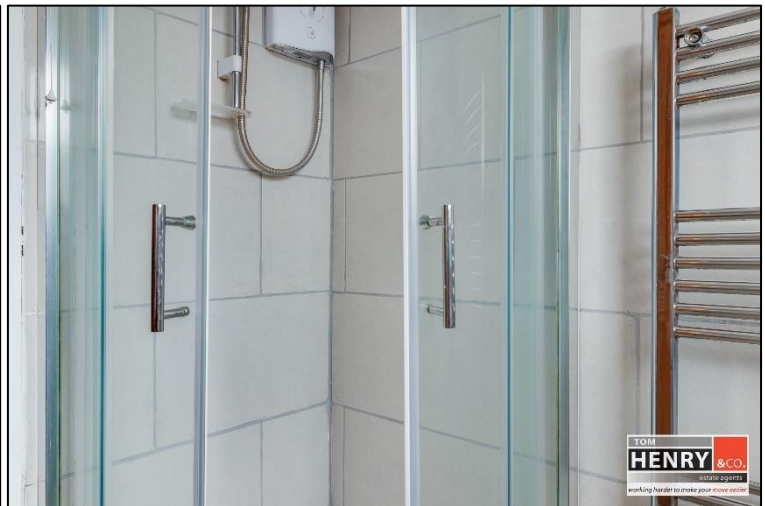
BEDROOM 2:
TO REAR. BUILT-IN STORAGE. PICTURE RAIL. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



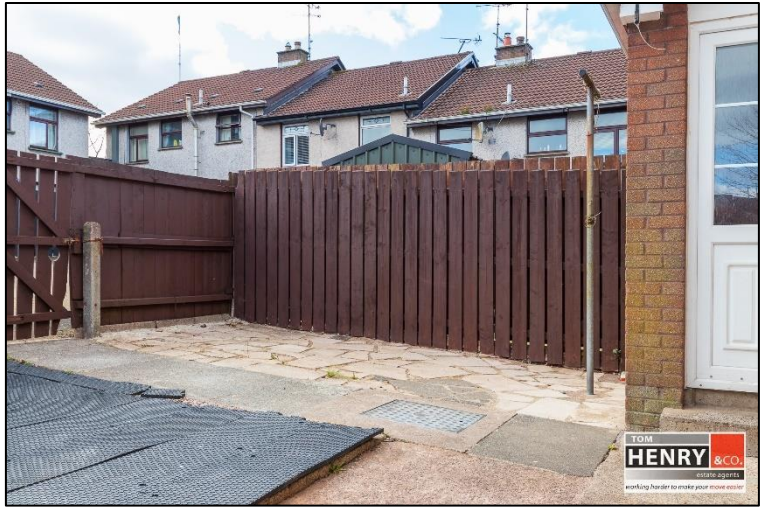
BATHROOM:
WHITE SUITE. BATH. ELECTRIC SHOWER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. X-FAN.



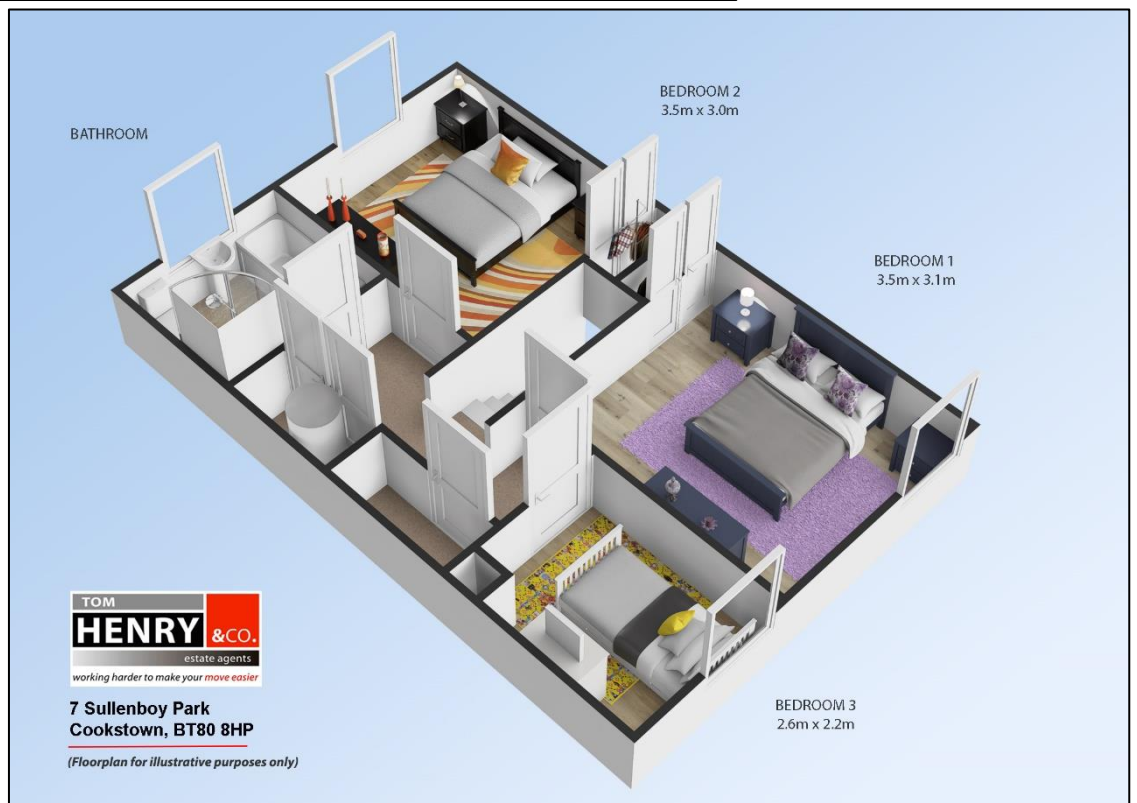
OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. ENCLOSED GARDEN TO REAR LAID TO GRAVEL & CONCRETE PATIO. OUTSIDE WATER TAP. CENTRAL HEATING BOILER HOUSE / UTILITY STORE.





FLOORPLANS FOR I.D. PURPOSES ONLY.



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

Thinking of selling or renting your home?



Want to know what your property is worth?

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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.