

**29 CHERRYTREE COURT
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6PN**



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

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CONVENIENCE ON CUNNINGHAMS LANE

A MID-TERRACE TOWN HOME; ONLY A STROLL TO LOCAL AMENITIES

PRESENTED FOR SALE TO A COMFORTABLE STANDARD THROUGHOUT, THIS MID-TERRACE TOWNHOUSE STYLE PROPERTY IS LOCATED WITHIN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT, JUST OFF CUNNINGHAMS LANE / THE GORTMERRON LINK ROAD AND IS LITERALLY ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, MAJOR EMPLOYERS, FOOD OUTLETS & PICTURESQUE DUNGANNON PARK.

OFFERING DECEPTIVELY SPACIOUS & EXCEPTIONALLY VERSATILE INTERNAL ACCOMMODATION ACROSS 3 FLOORS, THIS PROPERTY BOASTS 2 DOUBLE BEDROOMS INCLUDING A MASTER ENSUITE, A SPACIOUS KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A CONVENIENT GROUND FLOOR POWDER ROOM / CLOAK W.C. & AN INTEGRAL GARAGE. COMBINED WITH OFF-STREET PARKING & A LOW MAINTENANCE REAR GARDEN / PATIO AREA, THIS PROPERTY IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS, PROFESSIONALS, COUPLES & INVESTORS ALIKE.



OFFERS OVER: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS & VERSATILE TOWN HOME.
- 2 GENEROUS BEDROOMS; MASTER ENSUITE.
- MOST CONVENIENT LOCATION JUST OFF CUNNINGHAMS LANE / GORTMERRON LINK ROAD.
- QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- ONLY A STROLL TO LOCAL SHOPS, SCHOOLS, MAJOR EMPLOYERS, ETC.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- OFFERING INTERNAL ACCOMMODATION OF AN INTERESTING DESIGN.
- UTILITY ROOM & CLOAK W.C. / POWDER ROOM TO GROUND FLOOR.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- BATHROOM WITH 3 PIECE SUITE.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OFF-STREET PARKING TO FRONT.
- INTEGRAL GARAGE WITH ROLL-UP DOOR.
- LOW MAINTENANCE GARDEN WITH PATIO AREA TO REAR.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- GAS FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST HOME ON WHICH TO ADD YOUR OWN TASTE.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

TIMBER EXTERNAL DOOR WITH GLAZED TOP PANELS. TILED FLOOR. DOOR TO INTEGRAL GARAGE. CARPET TO STAIRS TO FIRST FLOOR. UNDER STAIR CLOAK STORE.



UTILITY ROOM:

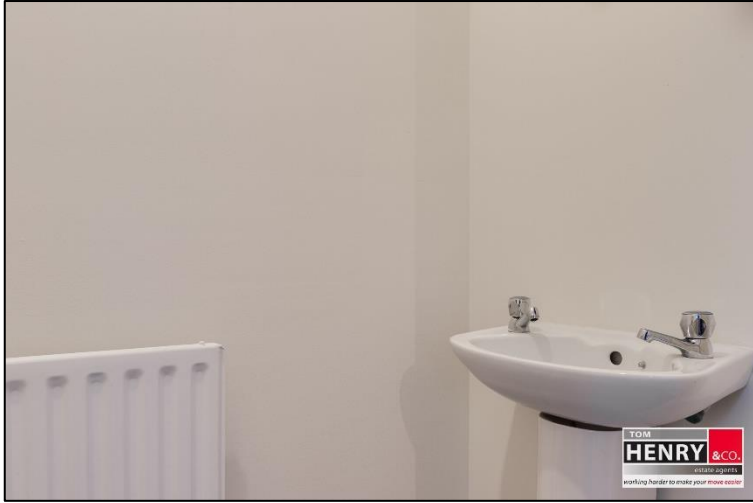
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. TIMBER EXTERNAL DOOR WITH GLAZED TOP PANEL.



POWDER ROOM:
TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. TILED SPLASHBACK. TILED FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP SHOWER FITTING. TOILET. WASH HAND BASIN. SOME WALL TILING.





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BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



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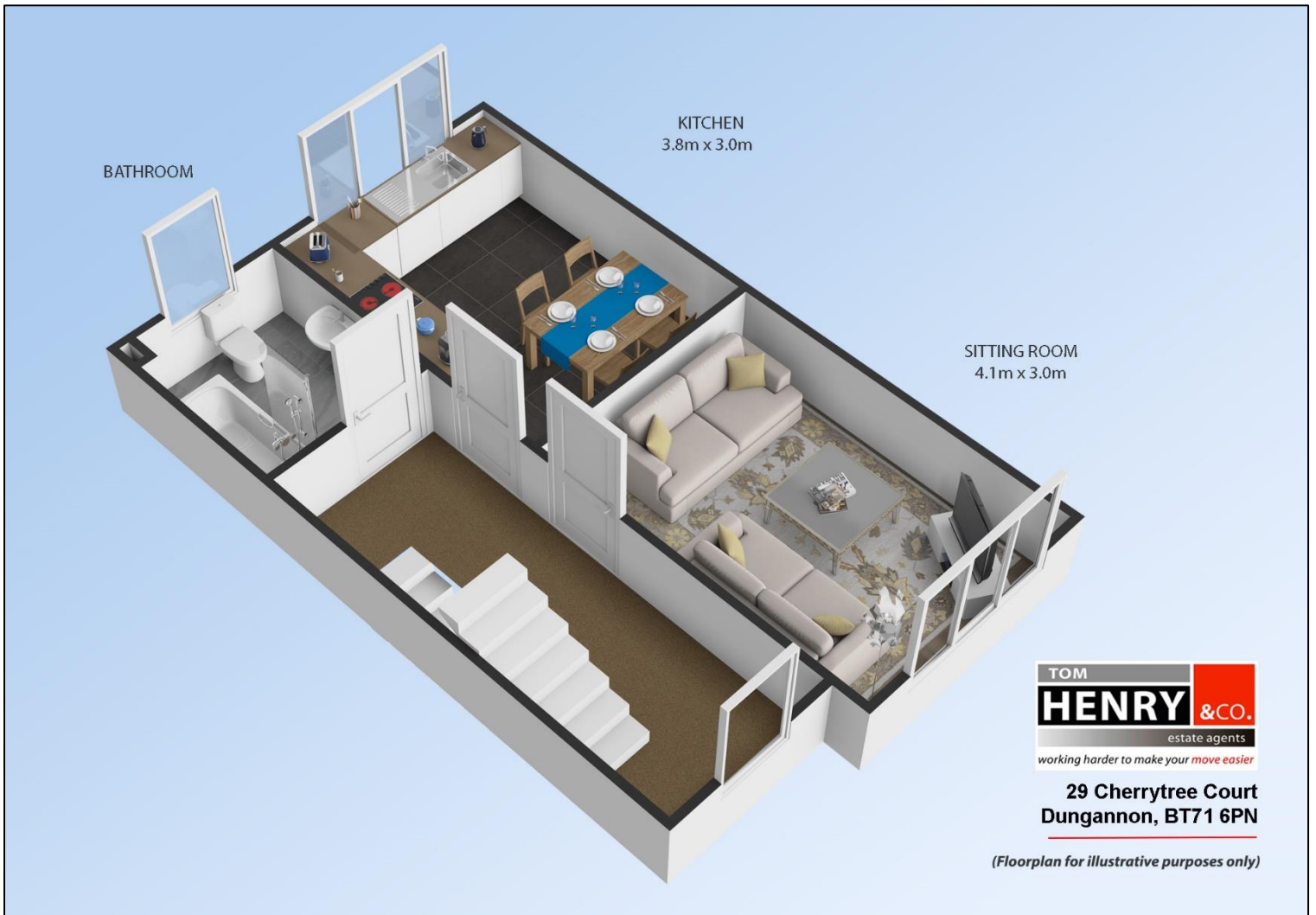
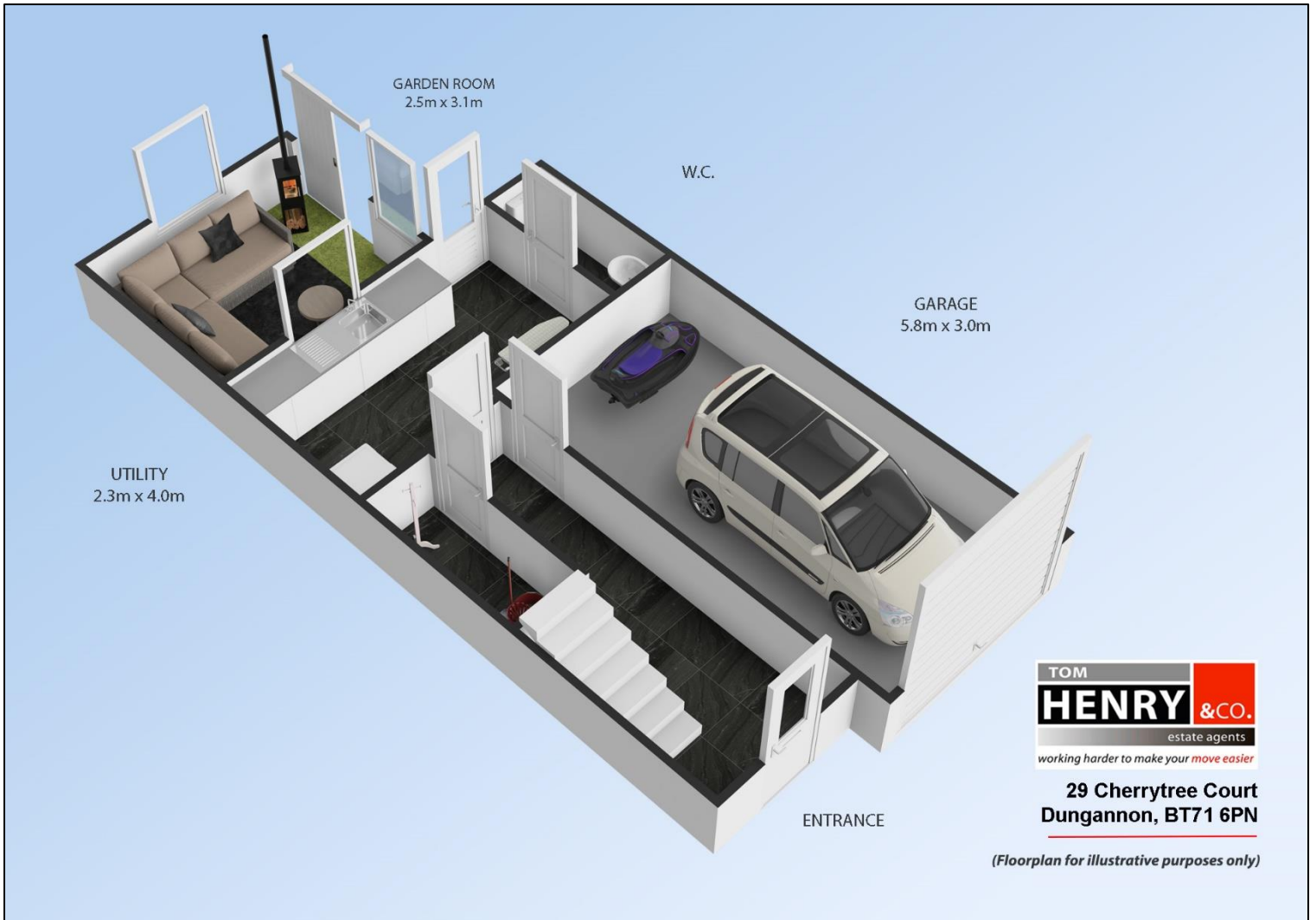
OUTSIDE:

TARMAC PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

INTEGRAL GARAGE: ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED SLABBED PATIO AREA TO REAR. WOODEN GARDEN ROOM.







**29 Cherrytree Court
Dungannon, BT71 6PN**

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	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?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.