

7 The Spires

Wilson
Residential

Diamond Road, Dromore, Co. Down, BT25 1QE



Summary

Positioned on an excellent corner site at the entrance to the development, this detached property enjoys an open aspect to front and is within walking distance of the town centre and its range of amenities.

Accommodation comprises, entrance hall, two reception rooms, modern kitchen with utility, Master with ensuite shower room and two further bedrooms.

We encourage early viewing to fully appreciate this excellent home.

For Sale **Asking Price - £135,000**

Telephone. 028 4062 4400
www.wilson-residential.com

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Property Features

- Detached property in popular residential location with Detached Garage
- Spacious Lounge with fireplace & access to Separate dining room
- Modern Kitchen with good range of units & built in appliances
- Utility area and Downstairs toilet
- Master Bedroom with ensuite & Two further bedrooms
- Oak internal doors/Alarm system installed
- Oil fired central heating & Double glazed windows in mahogany effect PVC frames



Ground Floor Accommodation Comprises

Hardwood entrance door with double glazed side lights. Porch Light.

Entrance Hall. Under stairs storage with light.

Lounge. 18'11 into bay window x 12'7 (5.76m x 3.83m) Mahogany fireplace surround with cast iron inset, tiled hearth & open fire. Laminate flooring. Glazed double doors to Dining Room:

Dining Room. 11 x 10'7 (3.35m x 3.22m) Laminate flooring. Sliding Patio door to garden. View to rear. Door to Kitchen:

Modern Fitted Kitchen. 15 x 10 (4.57m x 3.04m) View to rear. Excellent range of high & low level units with formica work surfaces. Single drainer stainless steel sink unit with mixer tap. Pelmet lighting. Built in breakfast bar area with down lighting. Hotpoint electric oven and 4 ring Hotpoint gas hob with stainless steel extractor hood above. Corner glazed display cabinet. AEG integrated dishwasher. Tiled floor and part tiled walls. Door to rear hall.

Rear Hall - Utility Room. 10 x 5'5 (3.04m x 1.65m) High and low level units with sink unit. Fridge and freezer space. Plumbed for washing machine. Tiled floor. PVC double glazed door to side and driveway.

Downstairs WC. Tiled walls and floor. Extractor fan.

First Floor Accommodation Comprises

Landing. Access to roof space.

Master Bedroom. 15 x 10'10 (4.57m x 3.30m) View to rear. Range of built in cupboards and wardrobes.

Ensuite. 7'7 x 6 (2.31m x 1.82m) Modern white suite comprising of corner shower cubicle with thermostatically controlled shower, WC, Vanity unit with large sink and mixer tap. Fully tiled walls and tiled floor. Low voltage down lighting. Extractor fan. Chrome heated towel rail.

Bedroom 2. 11'1 x 8 (3.37m x 2.43m) View to front

Bedroom 3. 12'2 x 10'7 (3.70m x 3.22m) View to front

Bathroom. Coloured suite comprising of corner panelled bath with mixer tap. WC, Vanity unit with wash hand basin and mixer tap. Fully tiled walls and tiled floor. Extractor fan. Low voltage down lighting. Shelved hot-press.



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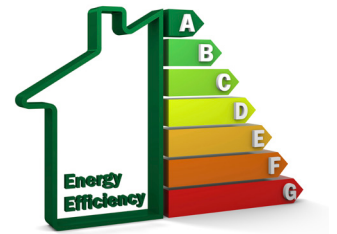
Outside

Tarmac driveway to side. Enclosed rear garden in lawn with pedestrian gates to both sides. Paved patio. PVC oil storage tank. Outside tap and lighting

Detached Garage. 17 '3 x 13'6 (5.25m x 4.11m). Remote controlled roller door. Service door to side. Light and power sockets. PVC double glazed side window. Roof space storage. Warmflow oil fired boiler. Work bench. PVC fascia.

Directions

Travelling from Dromore Town Centre, take Meeting Street and travel through mini roundabout and continue on this road until you reach First Dromore Church on the left hand side. Turn right into The Spires and no. 7 is the first property immediately on the left hand side.
on the left hand side.



EPC
Current - E53
Potential - D67



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