



## 11 Chestnut Hill

Coalisland, BT71 4XF

Offers Over  
**£119,950**

- Three Bedrooms / Two Bathrooms
- Off Street Parking to Rear
- Close Proximity to All Local Amenities
- Ideally Suited to First Time Buyers / Investors Alike

Nest or Invest! This is an excellent opportunity for a First Time Buyer as a starter home or Investor as a refurbishment Buy to Let opportunity. Conveniently located to all local amenities in Coalisland. The property comprises of three bedrooms, two bathrooms, lounge and kitchen / dining room. Fully enclosed gardens and off street parking to rear of the property.



# Description

## Accommodation in Brief

### Ground Floor

Entrance Hall: 2.20m x 4.38m

Glazed PVC front door and under stairs storage. Prefinished wood to floor.

Living Room: 4.26m x 5.07m

Bay window, open fire with wooden mantle and granite hearth. Prefinished wood to floor.

Kitchen: 4.69m x 3.68m

Range of high and low level units, 1 ½ basin stainless steel sink unit. Integrated cooker, hob, extractor fan and dishwasher with space for fridge freezer. Splashback tiling. Dining area and glazed display unit. Tile to floor.

Utility: 1.81m x 2.55m

Glazed PVC door to rear. Range of high and low level units, single bowl stainless steel sink unit with space for washing machine and dryer. Tile to floor.

WC: 1.81m x 0.99m

Close coupled WC, wall mounted sink. Tile to floor.

### First Floor

Landing: 4.11m x 1.57m

Hot press. Laminate to floor.

Master Bedroom: 3.50m x 3.50m

Laminate to floor.

En Suite: 2.43m x 1.50m

Close Couple WC, pedestal wash hand basin and shower. Tile to floor.

Bedroom 2: 3.74m x 3.00m

Laminate to floor.

Bedroom 3: 2.81m x 2.98m

Laminate to floor.





Bathroom: 2.04m x 2.71m

Four piece suite comprising of wash hand basin, shower, bath and WC. Walls half tiled and tile to floor.

### Outside

Fully enclosed gardens to front, side and rear with lawn laid to front and side. Rear garden with off street parking.



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### Thinking of Selling? **FREE VALUATION!**

If you are considering the sale of your own property, we are delighted to offer a **FREE** sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

(028) 8772 7799 | [info@maneely.com](mailto:info@maneely.com)



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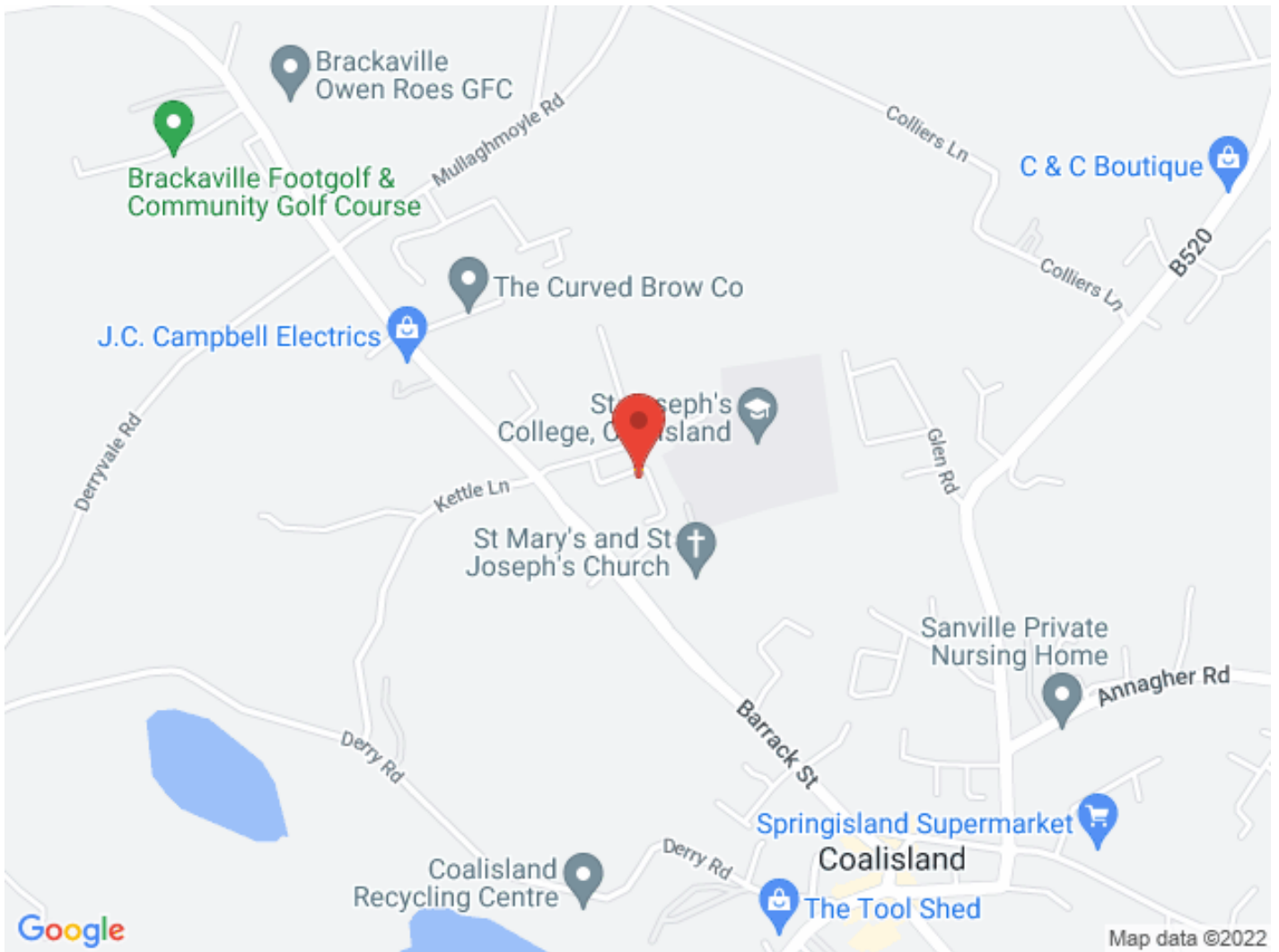
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# Additional Images





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