

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

23 Lisnaree
Dungannon
BT70 1UZ

| | |
|------------|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Receptions | 1 |



OFFERS OVER : £126,495

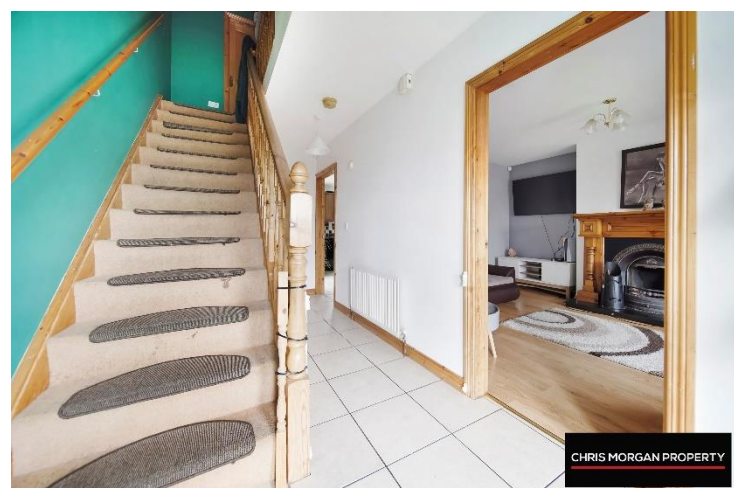
WE ARE PLEASED TO WELCOME '23 LISNAREE' TO MARKET LOCATED IN A HIGHLY POPULAR RESIDENTIAL AREA OF TOWN. THIS PROPERTY ENJOYS A GREAT LOCATION AS ITS CLOSE BY LOCAL FOOTBALL CLUBS, SHOPS, SCHOOLS AND A 5 MINUTE WALK FROM DUNGANNON TOWN CENTRE ITSELF.

THIS HOME BENEFITS FROM 3 LARGE SIZED BEDROOMS, SPACIOUS RECEPTION AREA, LARGE KITCHEN/DINING ROOM AND ALSO A 4 PIECE FAMILY BATHROOM. THIS PROPERTY IS SURE TO ATTRACT INTEREST FROM FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS ALIKE.

'A PERFECTLY PRICED HOME IN A GREAT AREA OF TOWN'

PROPERTY FEATURES:

- UPVC DOORS AND WINDOWS
- 3 LARGE SIZED BEDROOMS
- SPACIOUS KITCHEN/DINING AREA
- LIVING AREA WITH OPEN FIREPLACE
- MOULDED SKIRTINGS AND ARCHITRAVES
- 4 PANEL INTERNAL DOORS
- OFF STREET CAR PARKING
- GARDENS TO FRONT AND REAR OF PROPERTY
- GREAT LOCATION WITHIN DUNGANNON TOWN
- EASY COMMUTING LINKS TO ALL LOCAL ROAD NETWORKS
- PERFECT HOME FOR FIRST TIME BUYERS OR INVESTORS ALIKE



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 5.5 x 2.2M – UPVC DOOR, TILED FLOOR, CARPET TO STAIRS, WIFI POINTS, DOUBLE RADIATOR

LIVING AREA – 4.4 X 1.8M – WOODEN FLOOR, DOUBLE RADIATOR, TV POINTS, OPEN FIREPLACE

WC – 1.9 X 1.1M – TILED FLOOR, WC, WHB, SINGLE RADIATOR

KITCHEN – 5.8 X 4.0M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS WITH BUILT IN COOKER AND HOB/DISHWASHER, DOUBLE RADIATOR, PATIO DOORS LEADING TO REAR GARDEN

FIRST FLOOR:

UPSTAIRS LANDING – 2.7 X 2.7M – WOODEN FLOOR, CARPET TO STAIRS

BEDROOM 1 – 4.2 X 3.2M – WOODEN FLOOR, TV POINTS, SINGLE RADIATOR

BEDROOM 2 – 3.2 X 2.8M – WOODEN FLOOR, SINGLE RADIATOR, TV POINTS

BEDROOM 3 – 4.2 X 3.2M – WOODEN FLOOR, SINGLE RADIATOR, TV POINTS

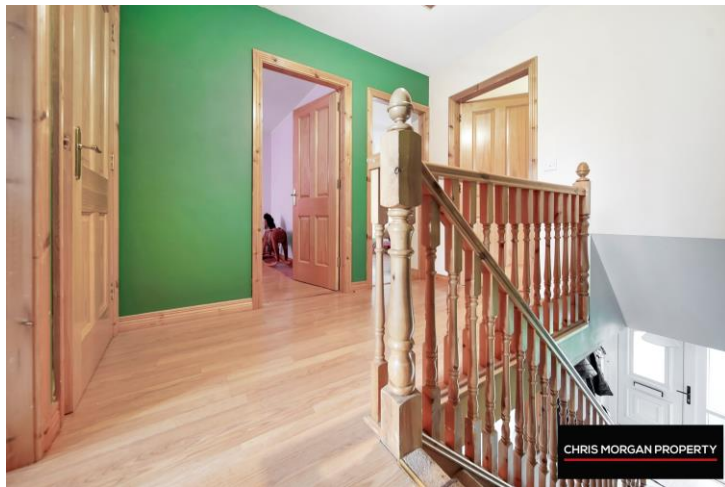
FAMILY BATHROOM – 2.6 X 2.4M – TILED FLOOR AND WALLS, WC, WHB, SHOWER, BATH, EXTRA FAN

EXTERNAL AREAS:

TARMAC DRIVEWAY

OFF STREET CAR PARKING

GARDEN TO BOTH FRONT AND REAR OF PROPERTY



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