

**8 MOLESWORTH ROAD
COOKSTOWN
CO. TYRONE
BT80 8NR**



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

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A SUBSTANTIAL SEMI-DETACHED PROPERTY ON PRIME SITE

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS SUBSTANTIAL SEMI-DETACHED PERIOD TOWN PROPERTY, IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE MANY AMENITIES BUSTLING COOKSTOWN HAS TO OFFER.

THIS PROPERTY WOULD MAKE A SUPERB, IMPOSING FAMILY HOME OR INDEED PROFESSIONAL ACCOMMODATION WITH A CURRENT LAYOUT EXTENDING TO A POTENTIAL OF 4 – 5 BEDROOMS AND 1 – 3 RECEPTION ROOMS (DEPENDING ON INDIVIDUAL REQUIREMENTS / USAGE) WHILST ALSO BENEFITTING FROM A USEFUL GARDEN ROOM / HOME OFFICE AND SPACIOUS REAR GARDEN.

THE SALE OF 8 MOLESWORTH ROAD PRESENTS AN IDEAL OPPORTUNITY FOR THE PURCHASE OF A SUPERB, WELL LOCATED RESIDENTIAL PROPERTY WITH PROFESSIONAL POTENTIAL (S.T.P.P).

“OOZING POTENTIAL...”



GUIDE PRICE: £224,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A SUBSTANTIAL PERIOD TOWN PROPERTY.
- SEMI-DETACHED ON A GENEROUS SITE.
- SUPERB LOCATION - CONVENIENT TO ALL COOKSTOWN AMENITIES.
- 4 OR 5 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- 1 OR 3 RECEPTION ROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- AMPLE OFF STREET CAR PARKING.
- LARGE REAR GARDEN.
- DETACHED BLOCK BUILT GARDEN ROOM.
- TIMBER DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- MAY HAVE POTENTIAL FOR PROFESSIONAL USE S.T.P.P.
- A FANTASTIC OPPORTUNITY IN A SUPERB LOCATION.





ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

MAHOGANY EXTERNAL DOOR WITH GLAZED OVER PANEL. CARPET TO FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



LIVING ROOM:

OPEN FIREPLACE. PRE-FINISHED FLOOR. CURRENTLY USED AS A BEDROOM.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH AND LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR FRIDGE FREEZER. RAYBURN OIL FIRED RANGE (HEATS WATER AND FOR COOKING). BREAKFAST BAR.



RAMP DOWN TO...

REAR LOBBY / WAITING AREA:

SPACE FOR COATS UNDER STAIRS.



DEN / SITTING ROOM:
OPEN FIREPLACE. CARPET TO FLOOR.



BEDROOM 5 / STUDY:
CARPET TO FLOOR.



SHOWER ROOM:
WET ROOM TYPE SHOWER. WASH HAND BASIN. TOILET. TILED FLOOR.



CENTRAL HEATING BOILER ROOM / UTILITY ROOM:
PLUMBED FOR A.W.M. PART GLAZED EXTERNAL DOOR.

FIRST FLOOR:

STAIRS TO HALF RETURN:
CARPET.



STUDY AREA:



BEDROOM 1:
TO SIDE. CARPET TO FLOOR.



BEDROOM 2:
BAY WINDOW. CARPET TO FLOOR.

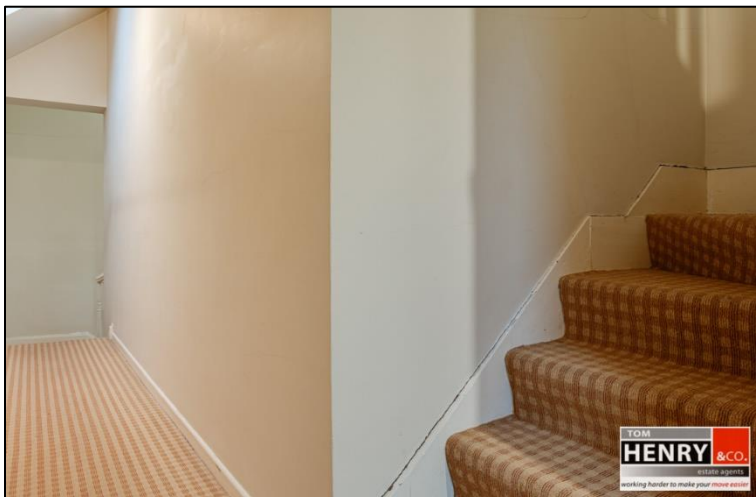


BATHROOM:
BATH WITH MIXER TAP FITTING. WASH HAND BASIN. TOILET. LINO TO FLOOR.

HOTPRESS:
HOT WATER TANK.



ACCESS TO UPSTAIRS / ATTIC ROOMS:



ROOM 1:
VELUX WINDOW.

ROOM 2:
VELUX WINDOW.

BEDROOM 3:
CARPET TO FLOOR.



BEDROOM 4:
CARPET TO FLOOR.



OUTSIDE:

PILLARED ENTRANCE. TARMAC DRIVE AND PARKING TO FRONT / SIDE.

LARGE REAR GARDEN LAID TO LAWN WITH MATURE SHRUBS / TREES.

GARDEN ROOM / STORE:
DETACHED BLOCK BUILT ROOM. ELECTRIC. LOW LEVEL UNITS.





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Thinking of selling or renting your home?



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

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992



NORTH



**8 Molesworth Road
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(Floorplan for illustrative purposes only)



NORTH

BEDROOM 1
4.3m x 4.6m

BEDROOM 2
4.8m x 3.8m



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NORTH

BATHROOM

BEDROOM 4
3.3m x 2.8m

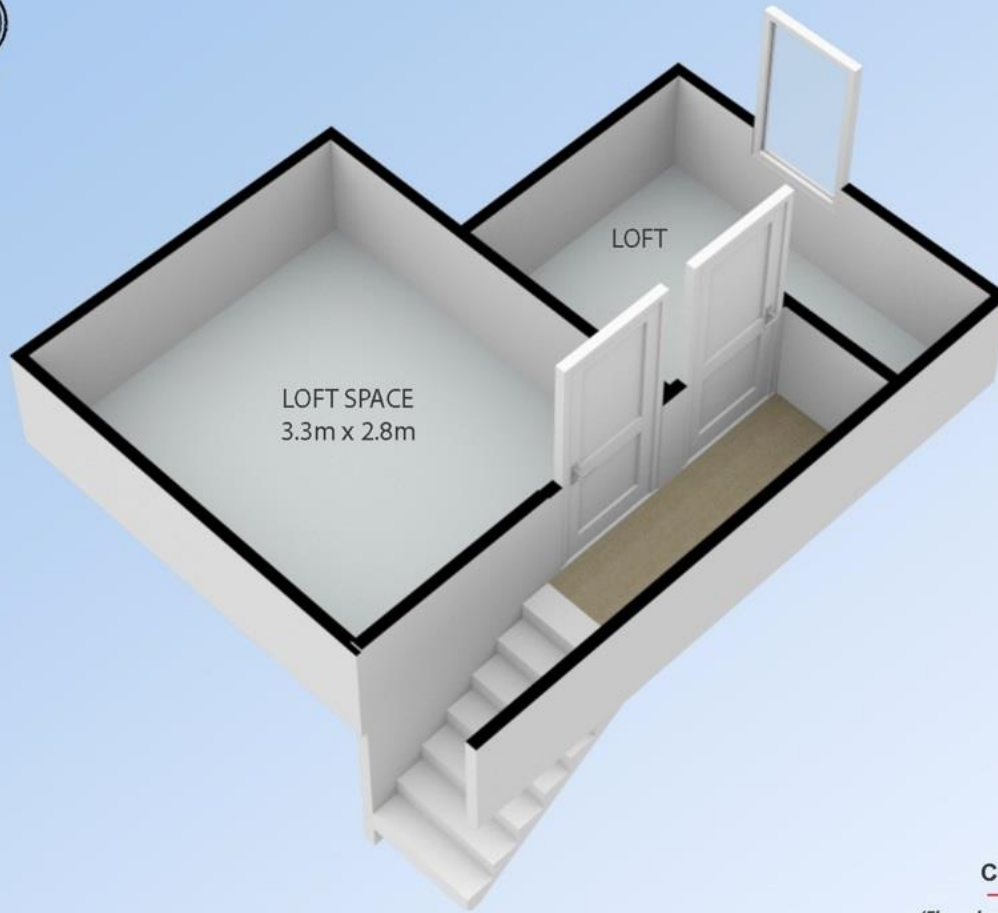
BEDROOM 3
3.3m x 4.0m



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FLOOR PLANS FOR I.D. PURPOSES ONLY.

N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.