

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

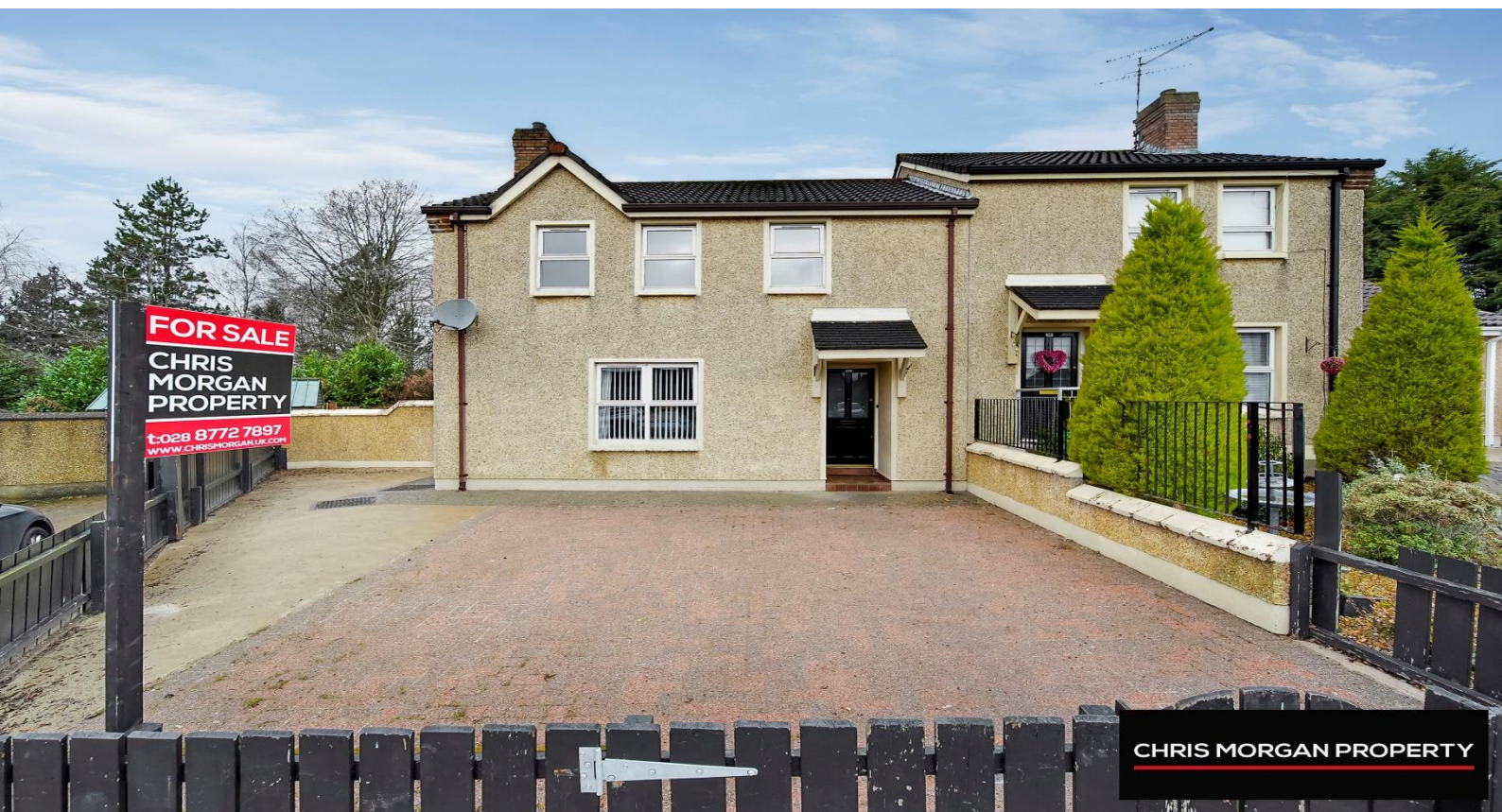
FOR SALE

42 Innishmore Park

Coalisland

BT71 4RH

Bedrooms	3
Bathrooms	2
Receptions	1



OFFERS OVER : £109,995

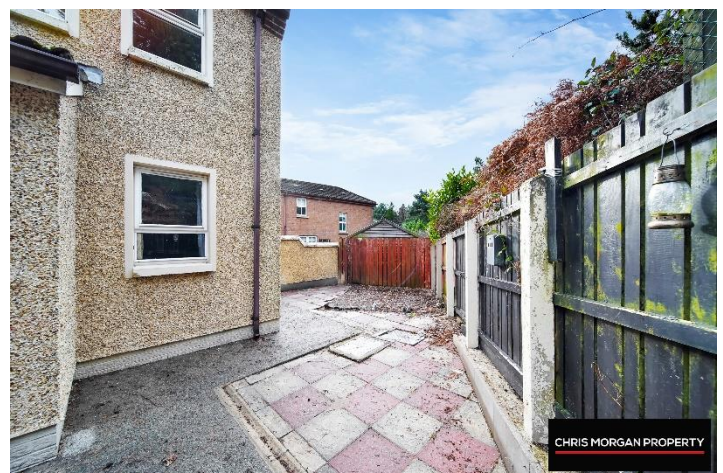
WE ARE PLEASED TO PRESENT THIS 3 BEDROOM SEMI-DETACHED HOME TO THE MARKET LOCATED IN THE DEVELOPMENT OF 'INNISHMORE PARK' LOCATED JUST OFF THE POPULAR 'ANNAGHER HILL' PART OF TOWN. THIS PROPERTY BENEFITS FROM 3 LARGE SIZED BEDROOMS, A SPACIOUS KITCHEN/DINING AREA AND A WELL APPOINTED FAMILY BATHROOM. THE PROPERTY IS ALSO A 5 MINUTE WALK FROM ALL LOCAL SCHOOLS, SHOPS, SPORTS FACILITIES AND COALISLAND TOWN CENTRE ITSELF.

THIS HOME IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL BUYERS RANGING FROM FIRST TIME HOME BUYERS OR A PERFECT BUY TO LET AT A REASONABLE PRICE WITH LITTLE WORK REQUIRED.

'3 BEDROOM SEMI-DETACHED HOME LOCATED IN INNISHMORE PARK'

PROPERTY FEATURES:

- 3 LARGE SIZED BEDROOMS
- WITHIN WALKING DISTANCE FROM ALL LOCAL SCHOOLS, SHOPS, SPORTS FACILITIES AND COALISLAND TOWN CENTRE ITSELF
- OIL FIRED CENTRAL HEATING
- 4 PANEL INTERNAL DOORS
- OPEN FIREPLACE IN LIVING AREA
- DOUBLE GLAZED WOODEN WINDOWS AND DOORS
- FULLY KITTED FAMILY BATHROOM
- PAVED PATIO AREAS TO FRONT AND REAR OF PROPERTY
- OFF STREET CAR PARKING
- PERFECTLY AFFORDABLE HOME FOR FIRST TIME HOME BUYERS OR INVESTORS
- HIGH AND LOW KITCHEN UNITS WITH SPACE FOR BUILT IN APPLIANCES
- CURTAINS AND BUILT IN BUNK BED INCLUDED IN SALE



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 3.8 X 2.3M – WOODEN DOOR WITH GLASS, WOODEN FLOOR, CARPET TO STAIRS, 2 BUILT IN STORAGE UNITS

LIVING AREA – 5.0 X 4.0M – WOODEN FLOOR, GRANITE OPEN FIREPLACE, TV AND WIFI POINTS, 2 DOUBLE RADIATORS

KITCHEN/DINING AREA – 7.0 X 4.0M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS WITH BUILT IN COOKER AND HOB, STAINLESS STEEL SINK, DOUBLE AND SINGLE RADIATOR, BUILT IN WALL SOCKETS

WC – 1.9 X 1.0M – TILED FLOOR AND WALLS, WC, WHB, DOUBLE RADIATOR

FIRST FLOOR:

UPSTAIRS LANDING – 4.5 X 2.2M – CARPET FLOOR AND STAIRS

FAMILY BATHROOM – 3.1 X 2.6M – LAMINATE FLOOR, TILED WALLS, ELECTRIC SHOWER, BATH, WC, WHB, SINGLE RADIATOR, EXTRA FAN, BUILT IN HOTPRESS WITH SHELVED STORAGE SPACE

BEDROOM 1 – 3.8 X 3.1M – WOODEN FLOOR, TWO SINGLE RADIATORS, WALL SOCKETS

BEDROOM 2 – 3.8 X 3.6M – WOODEN FLOOR, TWO SINGLE RADIATORS, TV POINTS, WALL SOCKETS

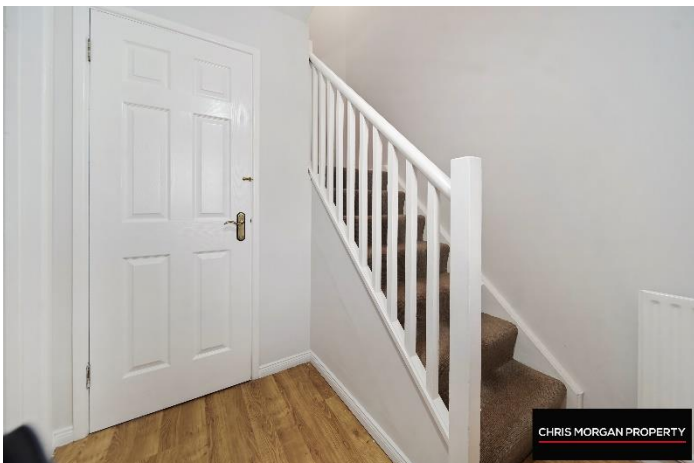
BEDROOM 3 – 3.2 X 3.0M – WOODEN FLOOR, BUILT IN STORAGE SPACE, SINGLE RADIATOR, BUILT IN BUNK BED

EXTERNAL AREAS:

OFF STREET CAR PARKING

PAVED PATIO AREA TO FRONT AND REAR OF PROPERTY

OUTSIDE TAP





CHRIS MORGAN PROPERTY



CHRIS MORGAN PROPERTY



CHRIS MORGAN PROPERTY



CHRIS MORGAN PROPERTY



CHRIS MORGAN PROPERTY



CHRIS MORGAN PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
& Property Advice