

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

10 Thornleigh Manor
Benburb
BT71 7TR

Bedrooms	3
Bathrooms	3
Receptions	2



OFFERS OVER : £174,995

THIS IS AN EXCELLENT OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED DETACHED HOME IN THE HEART OF 'BENBURB' VILLAGE. THIS SPACIOUS PROPERTY IS FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT. THE HOME ENJOYS A QUIET DISCREET LOCATION IN THE 'THORNLEIGH MANOR' DEVELOPMENT SITUATED ON THE OUTSKIRTS OF THE BUSTLING VILLAGE.

INTERNALLY THE PROPERTY BENEFITS FROM 3 LARGE SIZED BEDROOMS, A SPACIOUS LIVING AREA LEADING TO THE DINING AREA, LARGE KITCHEN WITH PINE HIGH AND LOW UNITS WITH SPACE FOR INTEGRATED APPLIANCES, AND A LUXURY FAMILY BATHROOM.

WITHIN CLOSE WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS, PLACES OF WORSHIP AND THE VILLAGE ITSELF THIS HOME IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL BUYERS SEEKING TO SAMPLE VILLAGE LIFE.

PROPERTY FEATURES:

- SUPERB DETACHED HOME WITH INTERNAL GARAGE
- 3 LARGE BEDROOMS WITH EN-SUITE IN MASTER BEDROOM
- SPACIOUS KITCHEN AND DINING AREA
- LARGE LIVING ROOM WITH GRANITE MOUNTED FIREPLACE
- OIL FIRED CENTRAL HEATING
- RECENTLY INSTALLED BOILER CIRCA 2023
- LARGE UTILITY/WC LEADING TO GARAGE
- OFF STREET CAR PARKING
- LARGE REAR ENCLOSED GARDEN
- ENCLOSED FENCE SURROUNDING THE PROPERTY
- UPVC DOORS AND WINDOWS THROUGHOUT PROPERTY
- 6 PANEL INTERNAL DOORS
- LOCATED WITHIN WALKING DISTANCE FROM VILLAGE
- CLOSE DRIVING DISTANCE FROM LOCAL TOWN DUNGANNON AND CITY OF ARMAGH
- SURE TO APPEAL TO FIRST TIME HOME BUYERS OR GROWING FAMILIES



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 4.2 X 2.2M – UPVC DOOR TO ENTRANCE, TILED FLOOR, PINE STAIRCASE WITH CARPET TO FLOOR, DOUBLE RADIATOR, BUILT IN STORAGE SPACE UNDER STAIRS

LIVING ROOM – 4.5 X 4.1M – WOODEN FLOOR, DOUBLE RADIATOR, WIFI AND TV POINTS, DOUBLE DOORS LEADING TO DINING AREA, GRANITE FIREPLACE WITH MOUNTED ELECTRIC FIRE, WALL SOCKETS

KITCHEN – 4.5 X 3.8M – TILED FLOOR AND WALLS, PINE HIGH AND LOW KITCHEN UNITS WITH SPACE FOR INTEGRATED APPLIANCES, STAINLESS STEEL SINK WITH MIXER TAP, INTEGRATED DISHWASHER AND FRIDGE/FREEZER, SINGLE RADIATOR, WALL SOCKETS

DINING AREA – 4.5 X 3.1M – WOODEN FLOOR, DOUBLE RADIATOR, TV POINTS, UPVC SLIDING DOOR LEADING TO REAR OF PROPERTY

UTILITY AREA – 3.2 X 2.7M – LAMINATE FLOOR COVERING, BUILT IN STORAGE UNITS WITH SPACE FOR INTEGRATED APPLIANCES, STAINLESS STEEL SINK WITH MIXER TAP, UPVC DOOR

WC – 2.1 X 1.0M – LAMINATE FLOOR COVERING, PARTIALLY TILED WALL, WC, WHB, SINGLE RADIATOR

FIRST FLOOR:

UPSTAIRS LANDING – 5.0 X 4.6M – CARPET TO STAIRS AND LANDING, SHELVED HOTPRESS AREA, WALL SOCKETS

MASTER BEDROOM – 4.5 X 3.2M – CARPET FLOOR, SINGLE RADIATOR, TV POINTS, WALL SOCKETS

EN-SUITE – 2.5 X 1.4M – WOODEN FLOOR, WC, WHB, TILED WALLS, ELECTRIC SHOWER WITH EXTRA FAN, SINGLE RADIATOR

BEDROOM 2 – 4.2 X 3.3M – CARPET FLOOR, TV POINTS, SINGLE RADIATOR, WALL SOCKETS

BEDROOM 3 – 4.5 X 3.2M – CARPET FLOOR, SINGLE RADIATOR, TV POINTS, WALL SOCKETS

FAMILY BATHROOM – 3.0 X 3.0M – WOODEN FLOOR, WC, WHB, DOUBLE RADIATOR, MOUNTED WALL MIRROR, ELECTRIC SHOWER WITH AN ADDITIONAL FAN

‘IMMACULATE DETACHED HOME LOCATED IN THE HEART OF BENBURB’

EXTERNAL AREAS:

PAVED PATIOR AREA TO REAR OF PROPERTY

LARGE ENCLOSED REAR GARDEN

OUTSIDE TAP

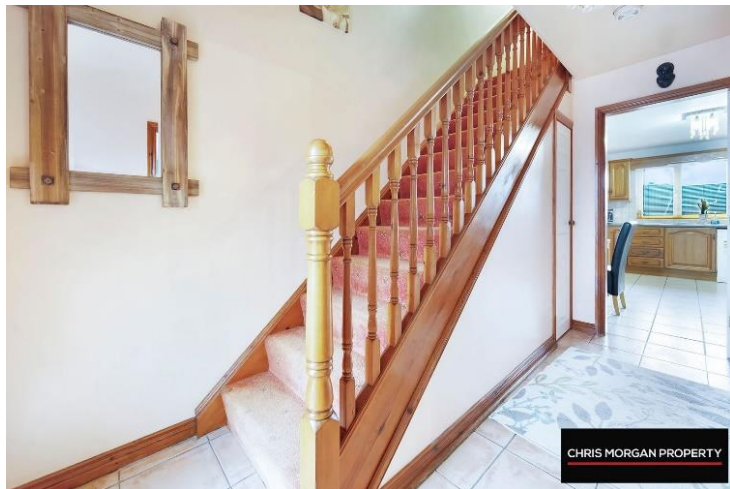
OFF STREET CAR PARKING

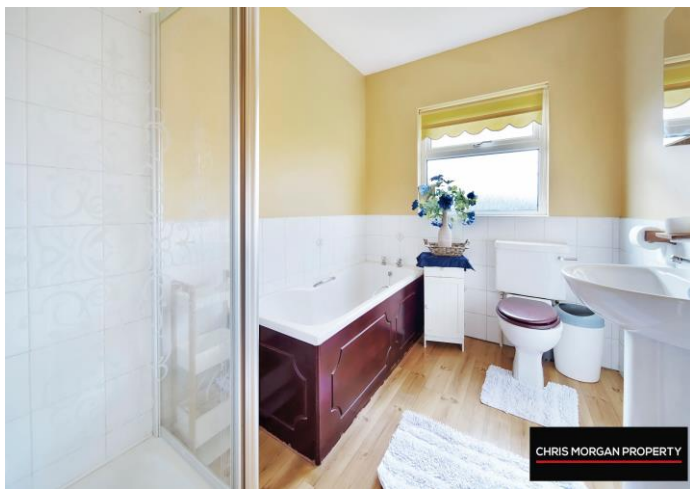
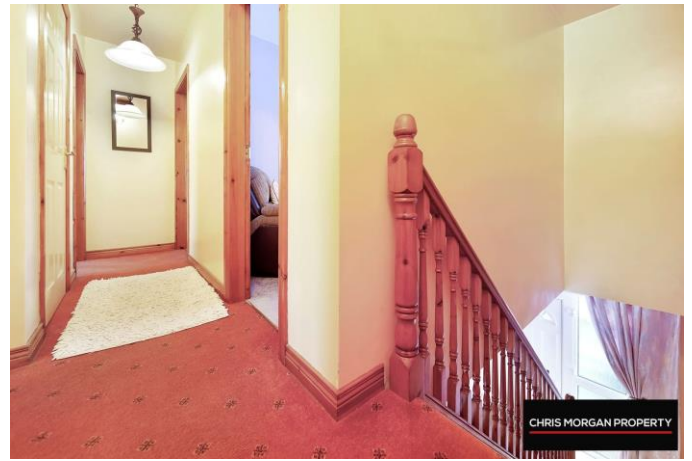
RING DOOR BELL WITH CAMERA

NEW INSTALLED BOILER CIRCA 2023

AGENTS COMMENTS:

THIS WELL PRESENTED HOME IN A GOOD VILLAGE LOCATION WILL ATTRACT HIGH LEVELS OF INTEREST AND EARLY VIEWING IS ADVISABLE.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 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