

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

61 Donaghmore Road
Dungannon
BT70 1HB

Bedrooms	3
Bathrooms	1
Receptions	2



OFFERS OVER : £144,995

WE ARE PLEASED TO PRESENT THIS 3 BEDROOM SEMI-DETACHED HOME TO MARKET LOCATED ON THE 'DONAGHMORE ROAD' AREA OF TOWN. THIS PROPERTY IS IN IMMACULATE CONDITION THROUGHOUT WHICH IS SURE TO ATTRACT INTEREST FROM A WIDE RANGE OF BUYERS.

THE PROPERTY BENEFITS FROM 3 LARGE SIZED BEDROOMS, SPACIOUS KITCHEN AREA, LARGE LIVING AREA LEADING TO DINING AREA, EXTERBALLY THE PROPERTY BENEFITS FROM ITS OWN GARGE, PAVED PATIO AREA LEADING TO ITS OWN SEPARATE GARDEN AREA.

IMMACULATE SEMI-DETACHED PROPERTY LOCATED ON THE POPULAR DONAGHMORE ROAD

PROPERTY FEATURES:

- UPVC DOORS AND WINDOWS
- OIL FIRED CENTRAL HEATING
- OFF STREET CAR PARKING
- TARMAC DRIVEWAY
- STEEL GATES TO ENTRANCE OF PROPERTY
- INTERNAL GARAGE
- LARGE LIVING AREA LEADING TO DINING AREA
- OPEN FIREPLACE
- CLOSE BY ALL LOCAL SCHOOLS, SHOPS AND TOWN ITSELF
- 3 LARGE BEDROOMS
- FULLY KITTED FAMILY BATHROOM ON FIRST FLOOR
- 4 PANEL INTERNAL DOORS
- MOULDED HOCKEY STICK SKIRTING AND ARCHITRAVES
- PAVED PATIO AREA TO REAR
- IMMACULATE CONDITION THROUGHOUT
- GREAT CENTRAL LOCATION WITHIN DUNGANNON TOWN
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL BUYERS



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 5.0 X 2.1M – UPVC DOOR TO ENTRANCE, TILED FLOOR, PINE WOODEN FEATURE STAIRS, DOUBLE RADIATOR, WALL SOCKETS

LIVING ROOM – 4.4 X 3.8M – WOODEN FLOOR, OPEN FIREPLACE, TV POINTS, WALL SOCKETS, GLASS DOUBLE DOOR LEADING TO LIVING ROOM, DOUBLE RADIATOR, WALL SOCKETS

KITCHEN – 7.0 X 3.3M – TILED FLOOR AND WALLS, HIGH AND LOW UNITS WITH FULLY INTEGRATED APPLIANCES, STAINLESS STEEL SINK WITH MIXER TAP, MARBLE TOP, BUILT IN FRIDGE/FREEZER, DOUBLE RADIATOR, WALL SOCKETS, UPVC DOOR LEADING TO REAR OF PROPERTY

DINING AREA – 4.0 X 4.0M – WOODEN FLOOR, SPOTLIGHTS, GLASS DOUBLE DOOR LEADING TO LIVING ROOM, DOUBLE RADIATOR, WALL SOCKETS

UTILITY AREA – 3.0 X 3.0M – TILED FLOOR AND WALLS, HIGH AND LOW UNITS WITH SPACE FOR BUILT IN APPLIANCES, STAINLESS STEEL SINK WITH MIXER TAP, SINGLE RADIATOR

FIRST FLOOR:

UPSTAIRS LANDING – 2.6 X 2.4M – CARPET TO FLOOR

BEDROOM 1 – 3.8 X 3.2M – CARPET TO FLOOR, SINGLE RADIATOR, WALL SOCKETS, TV POINTS

BEDROOM 2 – 2.6 X 2.5M – CARPET TO FLOOR, SINGLE RADIATOR, WALL SOCKETS

BEDROOM 3 – 3.5 X 2.9M – CARPET TO FLOOR, BUILT IN WARDROBE, BUILT IN STORAGE UNIT, WALL SOCKETS, SINGLE RADIATOR

FAMILY BATHROOM – 2.6 X 2.3M – TILED FLOOR AND WALLS, WC, WHB, BATH, ELECTRIC SHOWER, HEATED TOWEL WRACK, MOUNTED WALL MIRROR

EXTERNAL AREAS:

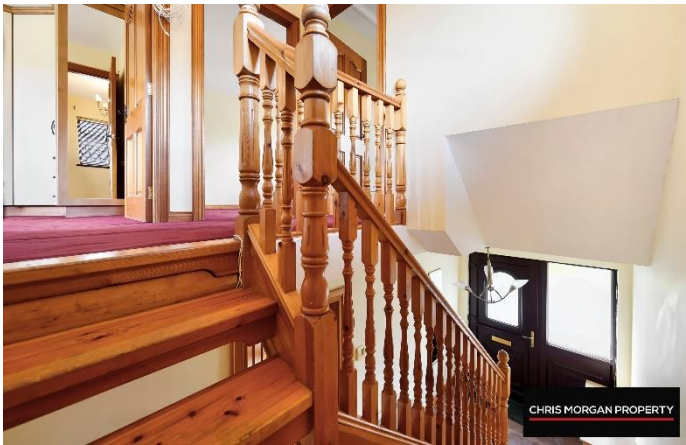
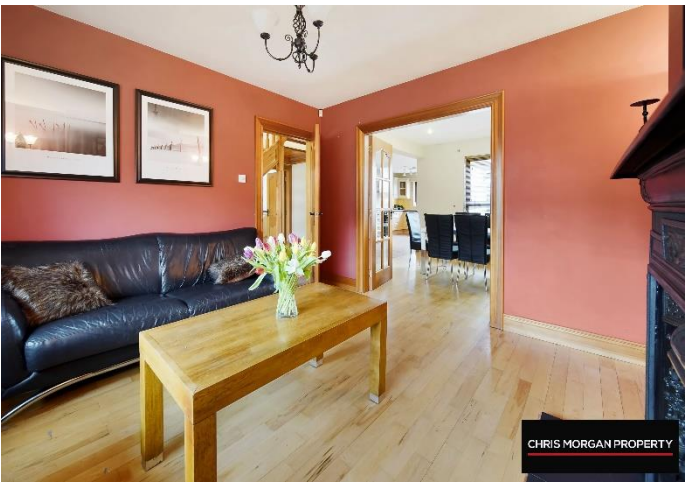
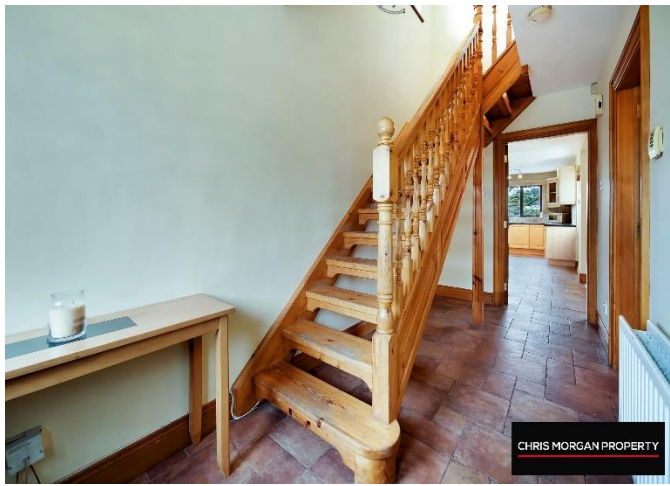
GARAGE – 3.9 X 2.8M – CONCRETE FLOOR, BOILER, SPACE FOR APPLIANCES

PAVED CONCRETE PATIO AREA

FRONT AND REAR GARDENS

STEEL GATES TO ENTRANCE

OFF STREET CAR PARKING





AGENTS COMMENTS:

THIS HOME IS SURE TO APPEAL TO FIRST TIME HOME BUYERS OR GROWING FAMILIES SEEKING A HOME WHERE LITTLE TO NO WORKS ARE REQUIRED.

TO ORGANISE A VIEWING OR FIND OUT MORE INFORMATION REGARDING THE PROPERTY CONTACT THE SOLE AGENT CHRIS MORGAN PROPERTY ON 028 8772 7897.

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