

**26 LISKITTLE ROAD
STEWARTSTOWN
DUNGANNON
CO. TYRONE
BT71 5PT**



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

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BT71 6AB

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ESCAPE TO THE COUNTRY WITH THIS PROPERTY PROJECT WITH FANTASTIC POTENTIAL

THIS DETACHED 2 STOREY DWELLING IS LOCATED IN A QUIET RURAL SETTING YET IS CONVENIENT BY CAR TO ALL AMENITIES IN BUSTLING STEWARTSTOWN, NEWMILLS VILLAGE AND THE TOWNS OF COALISLAND, COOKSTOWN & DUNGANNON.

THE PROPERTY IS SITUATED ON A PLEASANT SITE CIRCA. 0.67 ACRES AND CURRENTLY EXTENDS TO 3 BEDROOMS & 2 RECEPTION ROOMS.

IN NEED OF MODERNISATION / REFURBISHMENT THIS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING A PROJECT ON WHICH TO CREATE THEIR FOREVER FAMILY HOME OR MAY ALSO HAVE POTENTIAL FOR A REPLACEMENT DWELLING / FURTHER RE-DEVELOPMENT S.T.P.P.



GUIDE PRICE: £109,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	37 F	
1-20	G		

PROPERTY FEATURES:

- A DETACHED 2 STOREY DWELLING.
- SITUATED ON A GENEROUS SITE.
- SITE CIRCA. 0.67 ACRES.
- QUIET SCENIC RURAL LOCATION.
- CONVENIENT BY CAR TO:
 - STEWARTSTOWN: 1.9 MILES.
 - NEWMILLS: 2.1 MILES.
 - COALISLAND: 2 MILES.
 - DUNGANNON: 5.5 MILES.
 - COOKSTOWN: 7.5 MILES.
- IN NEED OF MODERNISATION / REFURBISHMENT.
- MAY HAVE POTENTIAL FOR A REPLACEMENT DWELLING S.T.P.P.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS BOTH WITH OPEN FIREPLACES.
- KITCHEN WITH SEPARATE UTILITY ROOM.
- OIL FIRED CENTRAL HEATING.
- SINGLE GLAZED WINDOWS.
- A PROPERTY PROJECT WITH FANTASTIC POTENTIAL!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL & SIDE PANELS. CARPET TO FLOOR.



SITTING ROOM:

OPEN FIREPLACE. CARPET TO FLOOR.



FAMILY ROOM:

OPEN FIREPLACE. CARPET TO FLOOR.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. DISPLAY SHELVING. DRESSER TYPE UNIT WITH LEADED GLASS DISPLAY UNITS. GAS HOB WITH X-FAN OVER. ELECTRIC UNDER OVEN S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. TILED FLOOR. GLASS FRONTED STOVE. ARCH TO REAR HALL.

REAR HALL:





UTILITY ROOM / REAR PORCH:
 S.S. SINK & DRAINER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M.
 SPACE FOR T.D. TILED FLOOR. U.P.V.C. EXTERNAL DOOR.

FIRST FLOOR:

STAIRS & LANDING:
 CARPET.



BEDROOM 1:
 TO FRONT. BUILT-IN CUPBOARD.



BEDROOM 2:
TO FRONT.



BEDROOM 3:
TO FRONT. BUILT-IN CUPBOARD.



BATHROOM:
BATH. TOILET. WASH HAND BASIN.

OUTSIDE:

SITE EXTENDING TO APPROX. 0.67 ACRES IN TOTAL.

OFF STREET PARKING TO FRONT.

GENEROUS GARDEN TO SIDE & REAR.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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Thinking of selling or renting your home?

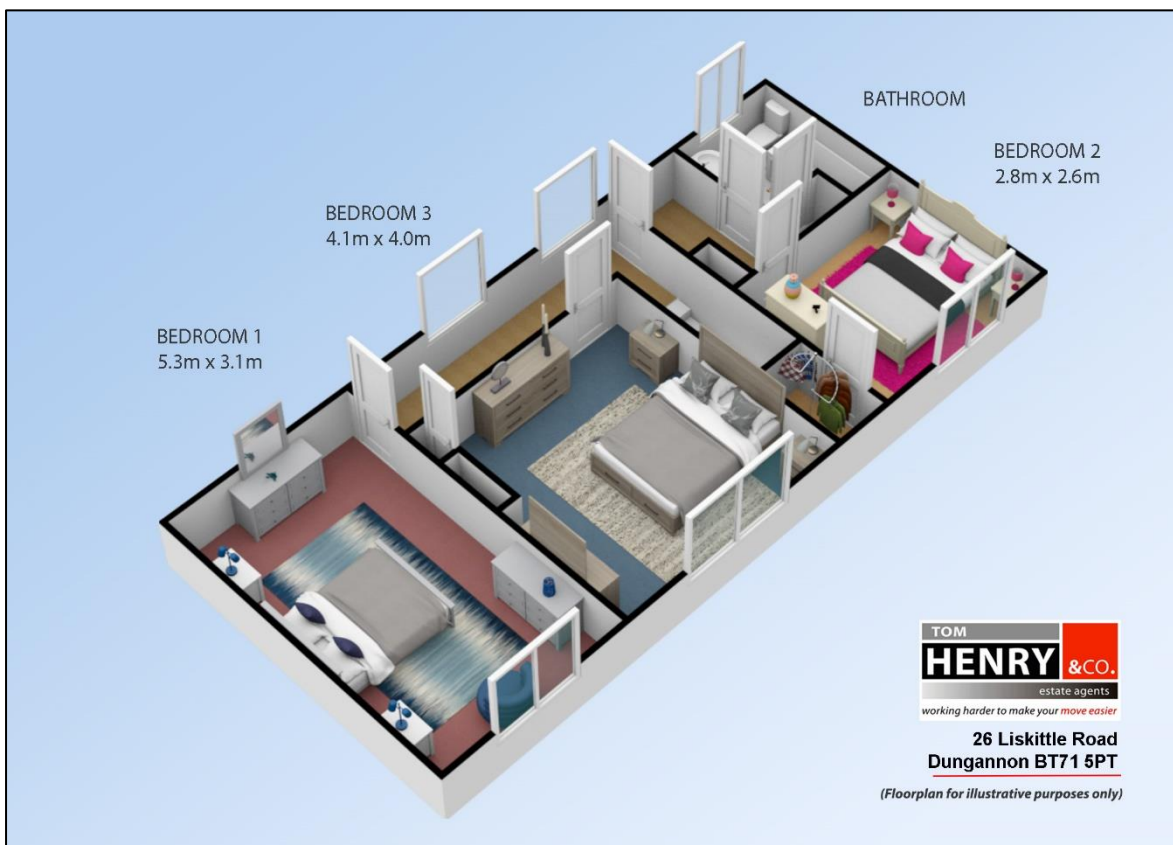
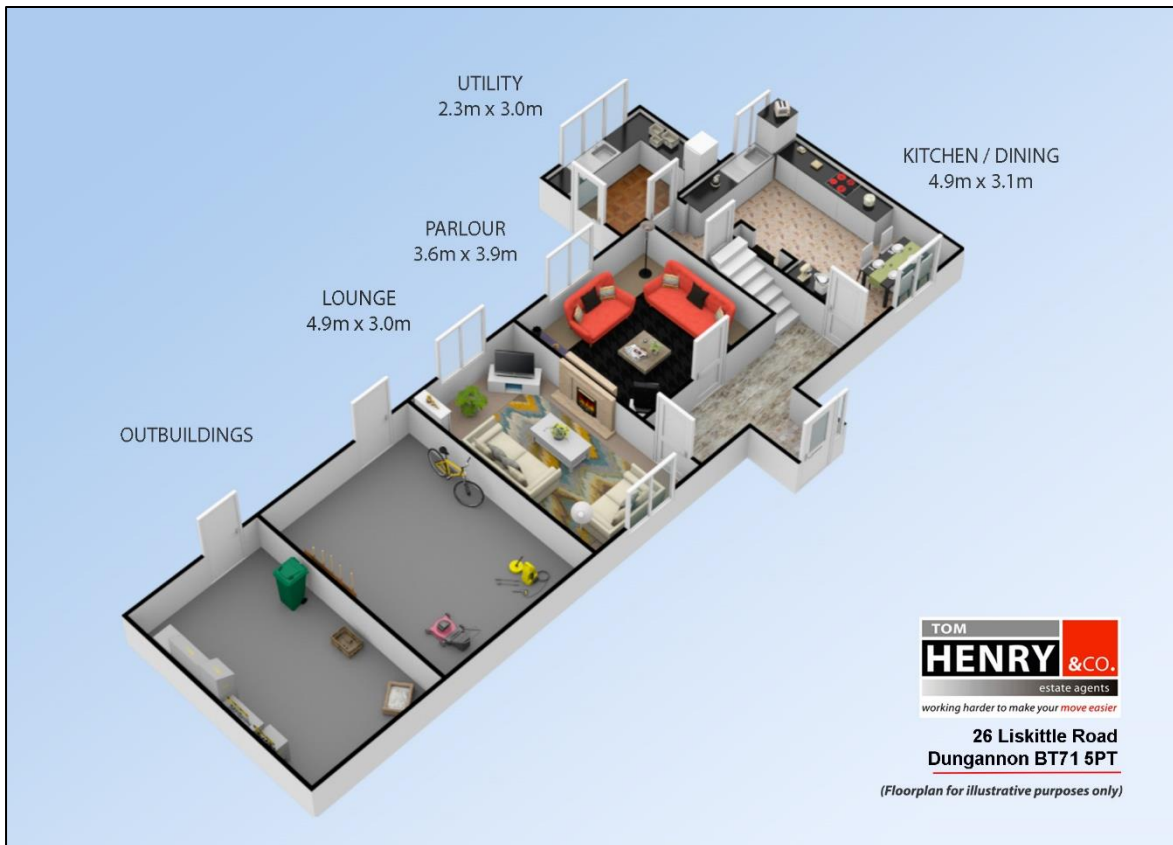
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estate agents est. 1979

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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.