

# 14 STANGMORE TERRACE DUNGANNON CO. TYRONE BT71 6PP



working harder to make your *move easier*

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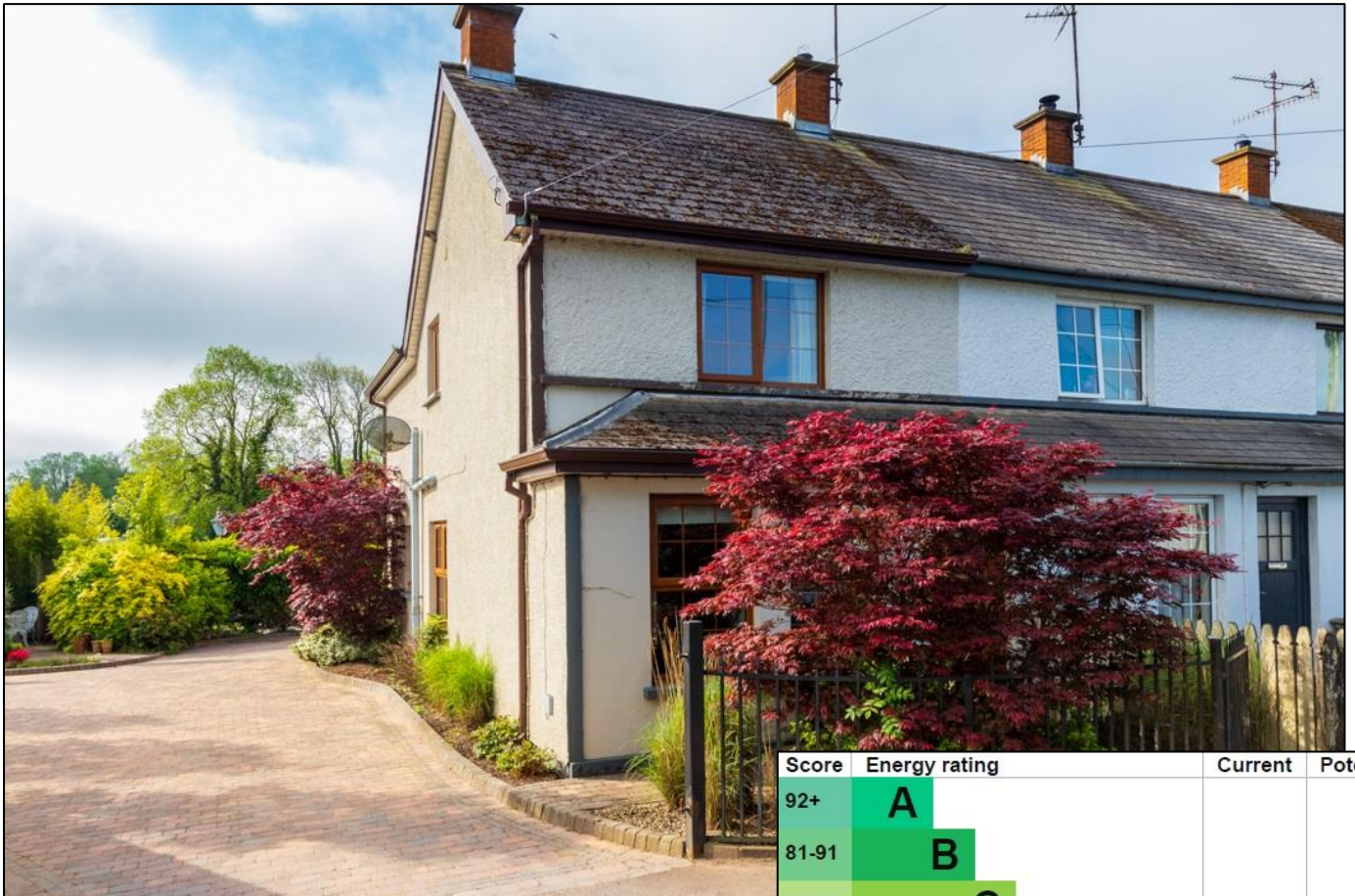
## “A LESSON IN JUST HOW GOOD AN END-OF-TERRACE CAN BE...”

THIS EXTENDED & BEAUTIFULLY REFURBISHED END-OF-TERRACE PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF DUNGANNON TOWN AMENITIES, INCLUDING GOOD SCHOOLS, LOCAL SHOPS, ETC. AND BENEFITS FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE.

ENJOYING A SPACIOUS SITE WITH AN ENCLOSED CONCRETE COMPOUND, A USEFUL GARAGE & A MULTIPURPOSE SHED TO ITS REAR & OFF-STREET PARKING TO ITS SIDE, THE EXTERIOR OF THIS PROPERTY MIRRORS WHAT IS TO COME...

INTERNAL ACCOMMODATION THAT IS DECEPTIVELY SPACIOUS, HAS BEEN MOST TASTEFULLY EXTENDED, & REFURBISHED TO CREATE A FABULOUS HOME COMPRISING OF; 2 BEDROOMS, A FITTED KITCHEN AND SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C., A RECEPTION ROOM WITH STANLEY STOVE AND AN EXCEPTIONALLY WELL-APPOINTED BATHROOM WITH 4 PIECE SUITE. THIS PROPERTY WILL ATTRACT STRONG INTEREST PARTICULARLY FROM THOSE SEEKING TO ACQUIRE A PROPERTY WITH POTENTIAL TO WORK FROM HOME OR ACCOMMODATE HOBBIES SUCH AS CLASSIC CARS, WOODWORK, ETC.

**AN IDEAL PROPERTY FOR A SINGLE PERSON, YOUNG COUPLES, THE MOST DISCERNING INVESTOR OR DOWNSIZERS ALIKE!**



**GUIDE PRICE: £144,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

[www.tomhenryandco.com](http://www.tomhenryandco.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A SIMPLY OUTSTANDING END-OF-TERRACE PROPERTY.
- RENOVATED TO A SUPERB STANDARD TO CREATE A BEAUTIFUL HOME.
- ENVIABLE LOCATION WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES.
- ONLY MOMENTS TO M1 MOTORWAY FOR COMMUTING.
- 2 BEDROOMS; BOTH WITH BUILT-IN MİRRORED WARDROBES.
- SECURE ENCLOSED CONCRETE COMPOUND.
- GARAGE / WORKSHOP & MULTIPURPOSE STORE.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH STANLEY STOVE WITH BACK BOILER.
- BEAUTIFUL FITTED KITCHEN WITH SPACE FOR DINING.
- BREAKFAST BAR & INTEGRATED APPLIANCES.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE, INCLUDING FREESTANDING BATH.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. WOODGRAIN EFFECT DOUBLE GLAZED WINDOWS.
- U.P.V.C. STABLE TYPE WOODGRAIN EFFECT REAR DOOR.
- PAVIA DRIVEWAY TO SIDE & REAR.
- MUST BE VIEWED TO BE FULLY APPRECIATED.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!



**ACCOMMODATION IN BRIEF...**

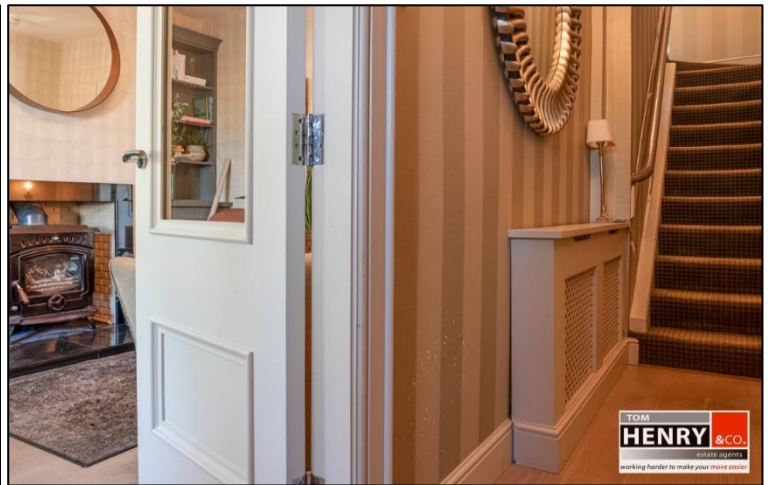
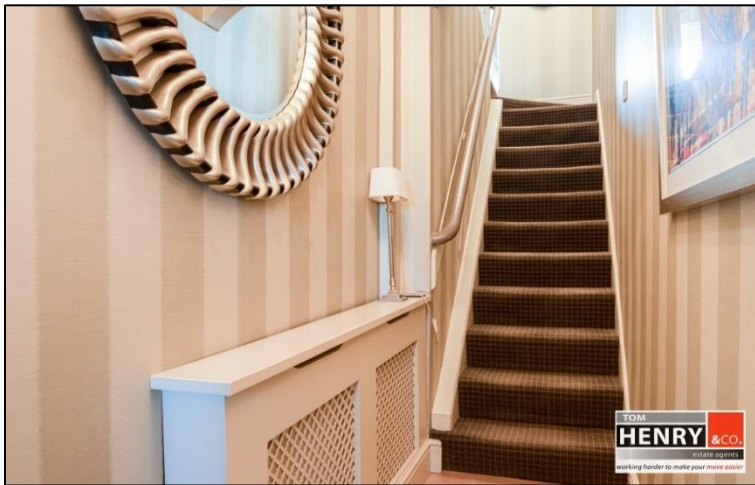
**ENTRANCE PORCH:**

U.P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL. SOLID OAK FLOOR. INNER GLAZED DOOR TO ENTRANCE HALL.



**ENTRANCE HALL:**

SOLID OAK FLOOR. RADIATOR COVER. CARPET TO STAIRS.



**SITTING ROOM:**

STANLEY STOVE WITH BACK BOILER TO HEAT WATER & RADIATORS. SOLID OAK FLOOR. BUILT-IN SHELVES TO ALCOVE. MATCHING TV CONSOLE (INCLUDED). PART GLAZED DOOR TO FAMILY DINING AREA.





DINING ROOM:  
OAK FLOOR CONTINUED. UNDERSTAIR STORAGE. PART OPEN TO KITCHEN.



KITCHEN / INFORMAL DINING:

SOLID OAK HIGH & LOW LEVEL UNITS WITH SOLID GRANITE WORK SURFACE. INTEGRATED FRIDGE FREEZER. WINE RACK. EYE LEVEL INTEGRATED OVEN. PELMET OVER HOB. GRANITE SPLASHBACKS. COUNTERSUNK SINK WITH MIXER TAP FIXING. SOLID OAK BREAKFAST BAR FOR CASUAL DINING. TILED FLOOR.





OUTER PORCH:  
TILED FLOOR. U.P.V.C. STABLE TYPE DOOR.

POWDER ROOM:  
WASH HAND BASIN. TOILET. TILED FLOOR. HALF TILED WALLS. XFAN.

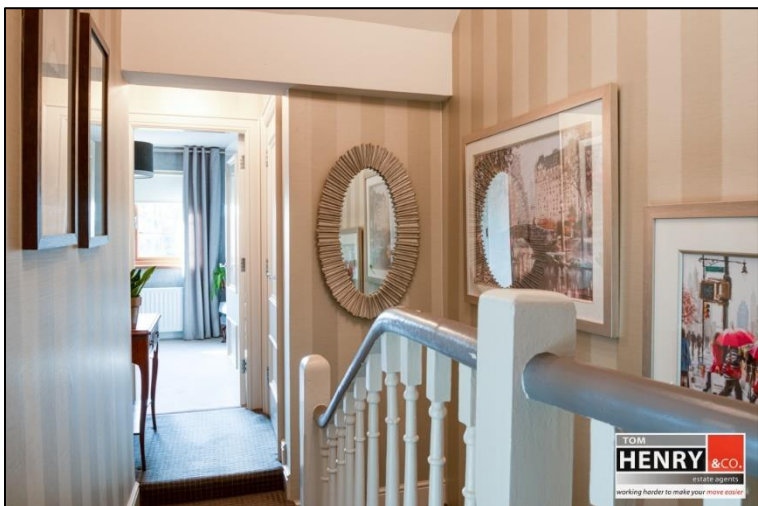


UTILITY ROOM:  
FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR  
TUMBLE DRYER. S.S. SINK & DRAINER WITH MIXER TAP FITTING.

**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET.

HOTPRESS:  
SHELVED.



**BEDROOM 1:**

TO FRONT. CARPET TO FLOOR. BUILT-IN MIRRORED WARDROBE WITH DRAWERS, HANGING & SHELVED SPACE.



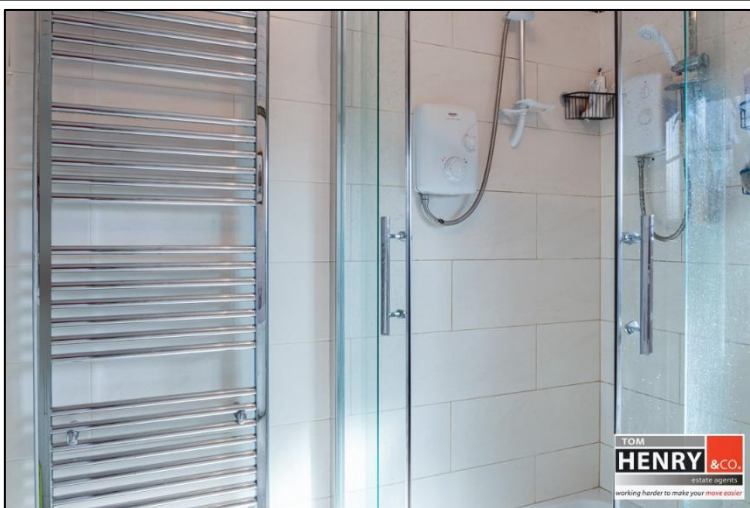
**BEDROOM 2:**

TO REAR. CARPET TO FLOOR. BUILT-IN MIRRORED WARDROBE WITH HANGING & SHELVED SPACE. FITTED HEADBOARD.



**BATHROOM:**

FOUR PIECE WHITE SUITE. WASH HAND BASIN IN VANITY UNIT. TOILET. FULLY TILED SHOWER. FREESTANDING BATH. TILED WALLS . TILED FLOOR. P.V.C CLADDING TO CEILING. X-FAN.



**OUTSIDE:**

PAVIA DRIVEWAY / OFF STREET PARKING TO SIDE / REAR. ATTRACTIVE DECORATIVE SHRUB BEDS & PAVED CIRCULAR SEATING AREA.

SECURE ENCLOSED CONCRETE COMPOUND.

**WORKSHOP / GARAGE:**

2 ROLLER DOORS. PEDESTRIAN DOOR. ELECTRIC LIGHTS & POWER POINTS. CAR LIFT WHICH MAY BE PURCHASED BY SEPARATE NEGOTIATION. OUTSIDE WATER TAP. CAR WASH DRAIN.

**GENERAL PURPOSE STORE:**

ELECTRIC LIGHTS & POWER POINTS.

**PLEASE NOTE: AN EASEMENT EXISTS TO THE REAR OF THE PROPERTY TO AFFORD THE OWNERS OF NO. 13 ACCESS.**





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UTILITY  
1.6m x 2.0m

W.C.

KITCHEN  
3.3m x 4.1m

DINING ROOM  
2.6m x 3.2m

LOUNGE  
4.3m x 3.2m

BATHROOM

BEDROOM 2  
4.3m x 4.1m

BEDROOM 1  
3.2m x 4.1m

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**14 Strangmore Terrace  
Dungannon, BT71 6PP**

*(Floorplan for illustrative purposes only)*

5.7m x 4.1m

10.9m x 8.9m

4.0m x 4.0m

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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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**