



11 MILEBUSH MANOR, DROMORE, BT25 1TF



- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Highly Desirable Development
- Spacious Lounge With Large Bay Window And Multi Fuel Stove On Granite Hearth
- Spacious And Luxury Fitted Kitchen / Dining Area With Range Of Integrated Appliances And Patio Doors
- Utility Room With Built In Units / Cloakroom With Low Flush Suite
- Three Bright Bedrooms With Dual Aspects (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Feature Wall And Floor Tiling
- Enclosed Rear Garden Laid In Lawn And Patio Area / Driveway With Double Gates

PRICE: OFFERS IN THE REGION OF £225,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF:DL040325HG

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Milebush Manor is an exclusive development close to Dromore Town centre and benefits from easy access to the A1 dual carriageway making it convenient to Hillsborough, Sprucefield and M1 link to Belfast. This attractive detached home has been very well appointed to offer many quality and upgraded fittings and finishes throughout, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL: Porcelain tiled floor.

CLOAKROOM: Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap and tiled splash back. Porcelain tiled floor. Spotlight.

LOUNGE: 4.85m (15'11") x 3.97m (13'0")

Measurements taken into large bay window. Multi fuel stove on polished granite hearth. Solid oak floor. Wiring for wall mounted TV.

LUXURY FITTED KITCHEN AND DINING AREA:

5.32m (17'5") x 3.55m (11'8")

Range of integrated appliances. Measurement taken to widest points. Excellent range of high and low level units. Quartz worktops and upstands. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Hotpoint integrated oven. Baumatic ceramic touch control hob. Extractor hood in stainless steel canopy. Integrated Bosch dishwasher. Integrated Liebherr fridge. Porcelain tiled floor. PVC double glazed double doors leading to patio and rear garden. Spotlights.

UTILITY ROOM: Range of built in units. Single drainer stainless steel sink unit. Mixer tap. Porcelain tiled floor. PVC double glazed back door. Plumbed for washing machine.



FIRST FLOOR

BEDROOM (1):
3.57m (11'9") x 3.18m (10'5")



LUXURY SHOWER ROOM ENSUITE: Large shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap and tiled splash back. Close couple low flush WC. Tiled floor. Spotlights.

BEDROOM (2): 3.57m (11'9") x 2.4m (7'10")
Herringbone design oak floor. Built in robe.



BEDROOM (3): 2.86m (9'5") x 2.23m (7'4")
Herringbone design oak floor. Built in robe.

LUXURY BATHROOM WITH WHITE SUITE: Panelled bath with feature fired earth tiled surround and walls. Wash hand basin with mono style mixer tap. Tiled splash back. Close couple low flush WC. Wall mirror with lighting. Spotlights. Fired earth tiled floor. Separate hotpress on landing.



OUTSIDE: Front garden laid in lawn with tree. Brick set driveway with double gates. Enclosed rear garden laid in lawn with mature shrubs. Patio area. Timber storage shed with power supply. Oil fired boiler. PVC oil storage tank. Outside tap and lights.

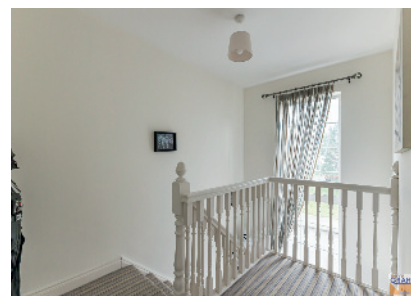
TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

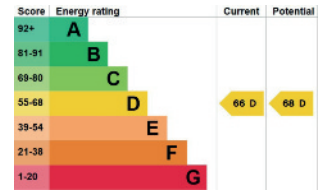
RATES PAYABLE: For period April 2024 to March 2025 £1,162.54

SERVICE CHARGE: A service charge of £100 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Gallows Street proceed into Milebush Road then turn into Milebush Manor, number 11 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





11 Milebush Manor, Dromore

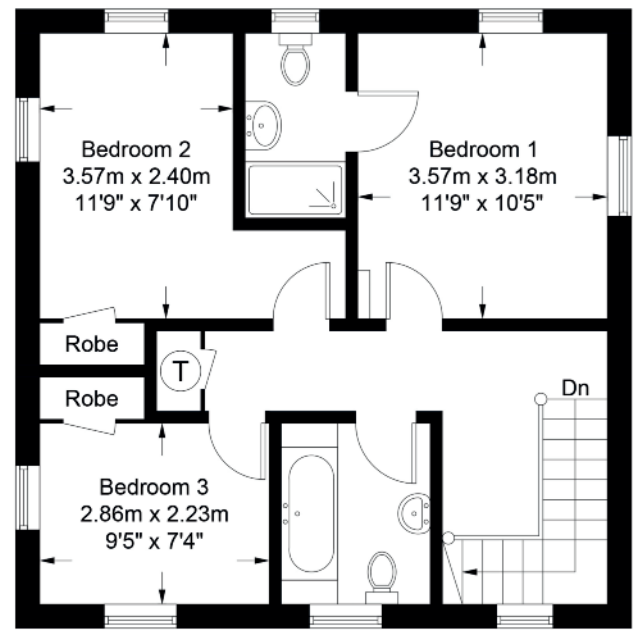
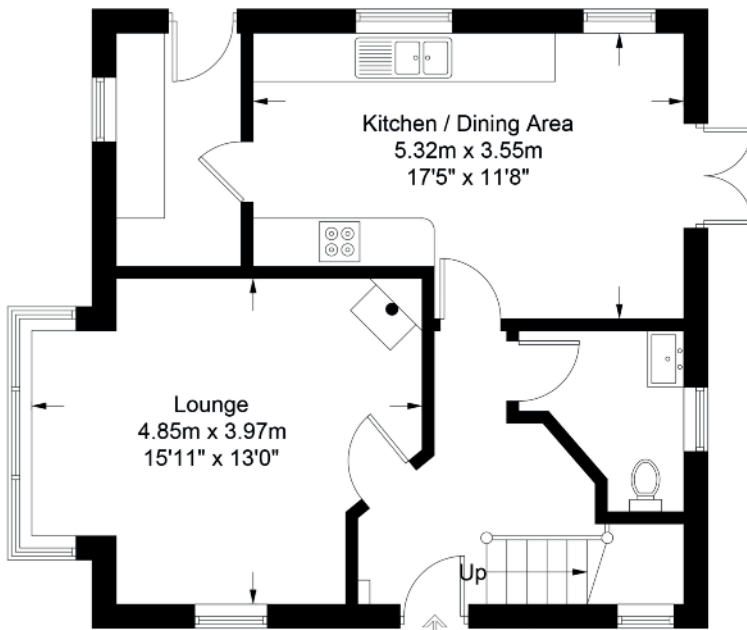


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