

**1 HAWTHORN GROVE  
BUSH  
DUNGANNON  
CO. TYRONE  
BT71 6XH**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: [tom@tomhenryandco.com](mailto:tom@tomhenryandco.com)

## **“A HANDSOME PROPOSITION IN HAWTHORN GROVE”**

### **A SPACIOUS 4 BEDROOM CHALET ON A GENEROUS CORNER SITE WITH FANTASTIC FURTHER POTENTIAL**

PRESENTED FOR SALE TO A COMFORTABLE STANDARD THROUGHOUT, YET WITH THE POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE, THIS DECEPTIVELY SPACIOUS, 4 BEDROOM, SEMI-DETACHED CHALET BUNGALOW IS SITUATED ON A GENEROUS CORNER SITE IN THIS QUIET & ESTABLISHED RESIDENTIAL CUL-DE-SAC OF ONLY 10 HOMES.

LOCATED WITHIN STROLLING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS VERSATILE PROPERTY IS SURE TO APPEAL AS A FIRST OR FAMILY HOME.

**“A TIDY & REALISTICALLY PRICED HOME THAT WILL ATTRACT GOOD INTEREST; VIEW EARLY”**



**OFFERS OVER: £154,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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

## PROPERTY FEATURES:

- A DECEPTIVELY SPACIOUS SEMI-DETACHED CHALET BUNGALOW.
- PRESENTED FOR SALE IN TIDY ORDER THROUGHOUT.
- POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- SITUATED ON A GENEROUS CORNER SITE.
- QUIET, ESTABLISHED RESIDENTIAL CUL-DE-SAC OF ONLY 10 HOMES.
- WITHIN STROLLING DISTANCE OF THE LOCAL PRIMARY SCHOOL.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- UP TO 4 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- FRENCH DOORS FROM DINING AREA TO A PLEASANT REAR PATIO.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- OFF STREET PARKING TO FRONT / SIDE.
- REAR GARDEN WITH PATIO AREA, LAWN & MATURING SHRUBS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST OR FAMILY HOME.





## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED TOP & SIDE PANELS. TILED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER MARBLE INSET & HEARTH. PRE-FINISHED FLOOR.







#### KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED OVEN. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED FRIDGE. TILED BETWEEN UNITS. LOW LEVEL DIVIDER TO DINING AREA. TILED FLOOR. GLAZED FRENCH DOORS TO REAR PATIO.







UTILITY ROOM:  
 PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR.  
 P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.





CLOAK W.C. / POWDER ROOM:  
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. LINO TO FLOOR.



BEDROOM 4 / HOME OFFICE:  
TO SIDE. CARPET TO FLOOR.



FIRST FLOOR:

STAIRS & LANDING:  
CARPET. HOTPRESS: SHELVED WITH IMM. HEATER.



BEDROOM 1:  
TO FRONT. CARPET TO FLOOR.





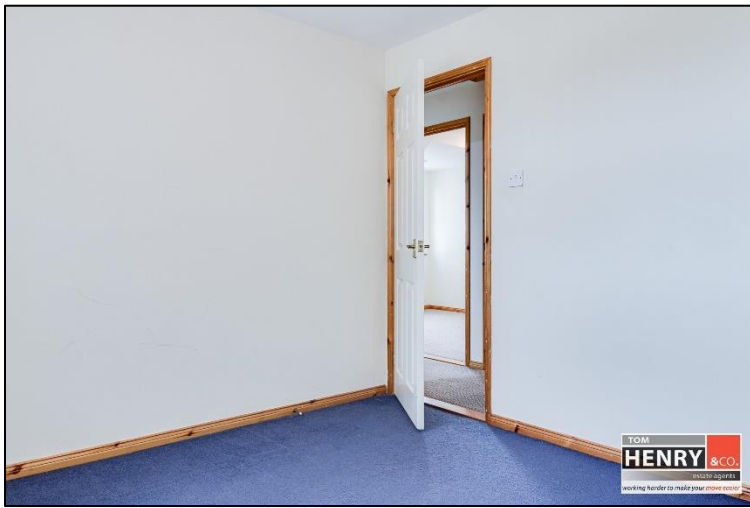
BEDROOM 2:  
TO REAR. CARPET TO FLOOR.



BEDROOM 3:  
TO SIDE. CARPET TO FLOOR.







#### BATHROOM:

BATH WITH MIXER TAP SHOWER FITTING. WASH HAND BASIN. TOILET. ELECTRIC SHOWER. FULLY TILED WALLS. LINO TO FLOOR. X-FAN.



#### OUTSIDE:

TARMAC DRIVEWAY TO FRONT. GARDEN TO FRONT LAID TO LAWN WITH SHRUBS.

ENCLOSED TARMAC & CONCRETE AREA TO SIDE. PAVIA PATIO TO REAR. GARDEN TO REAR LAID TO LAWN WITH SHRUBS. OUTSIDE WATER TAP & EXTERNAL LIGHT.

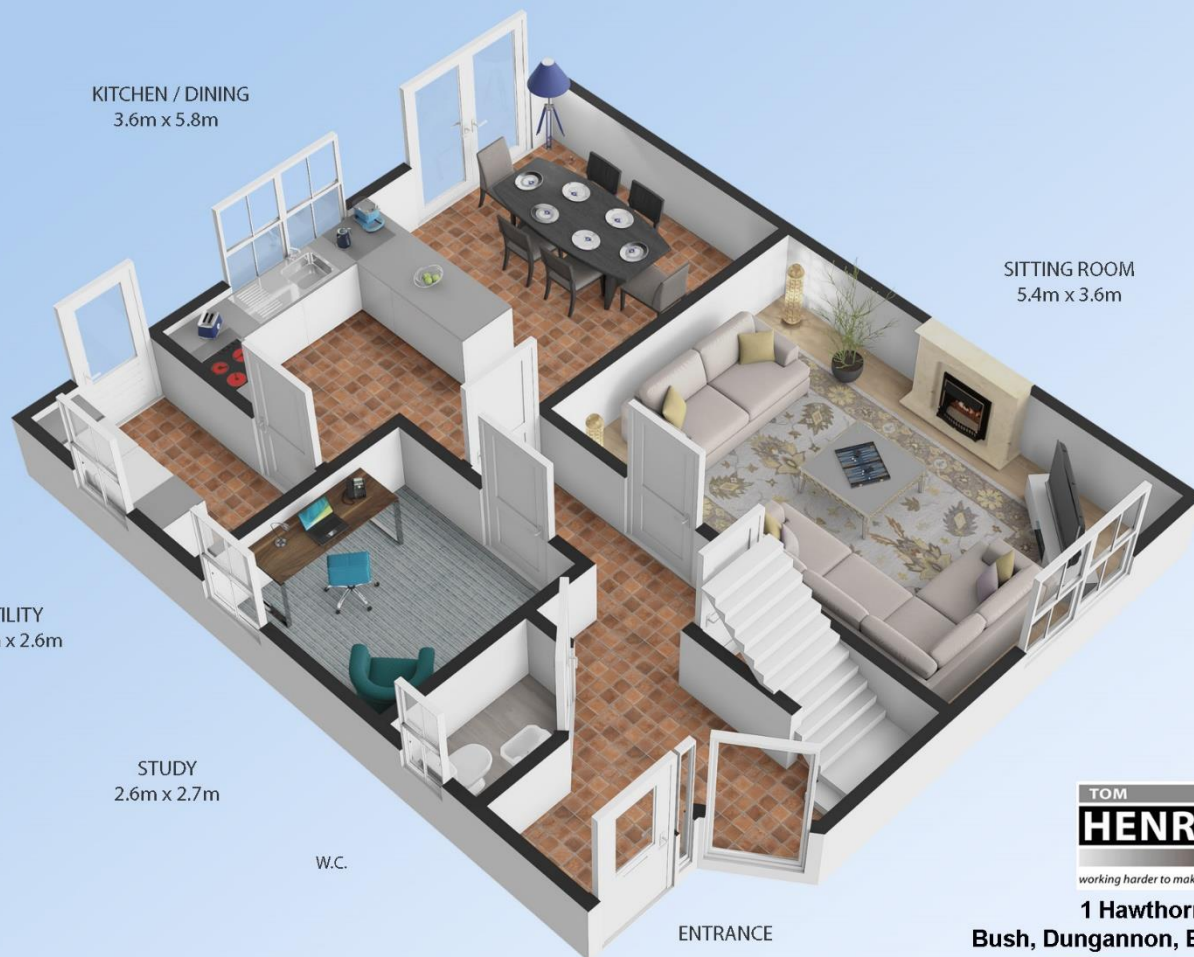






FLOORPLANS FOR I.D. PURPOSES ONLY.

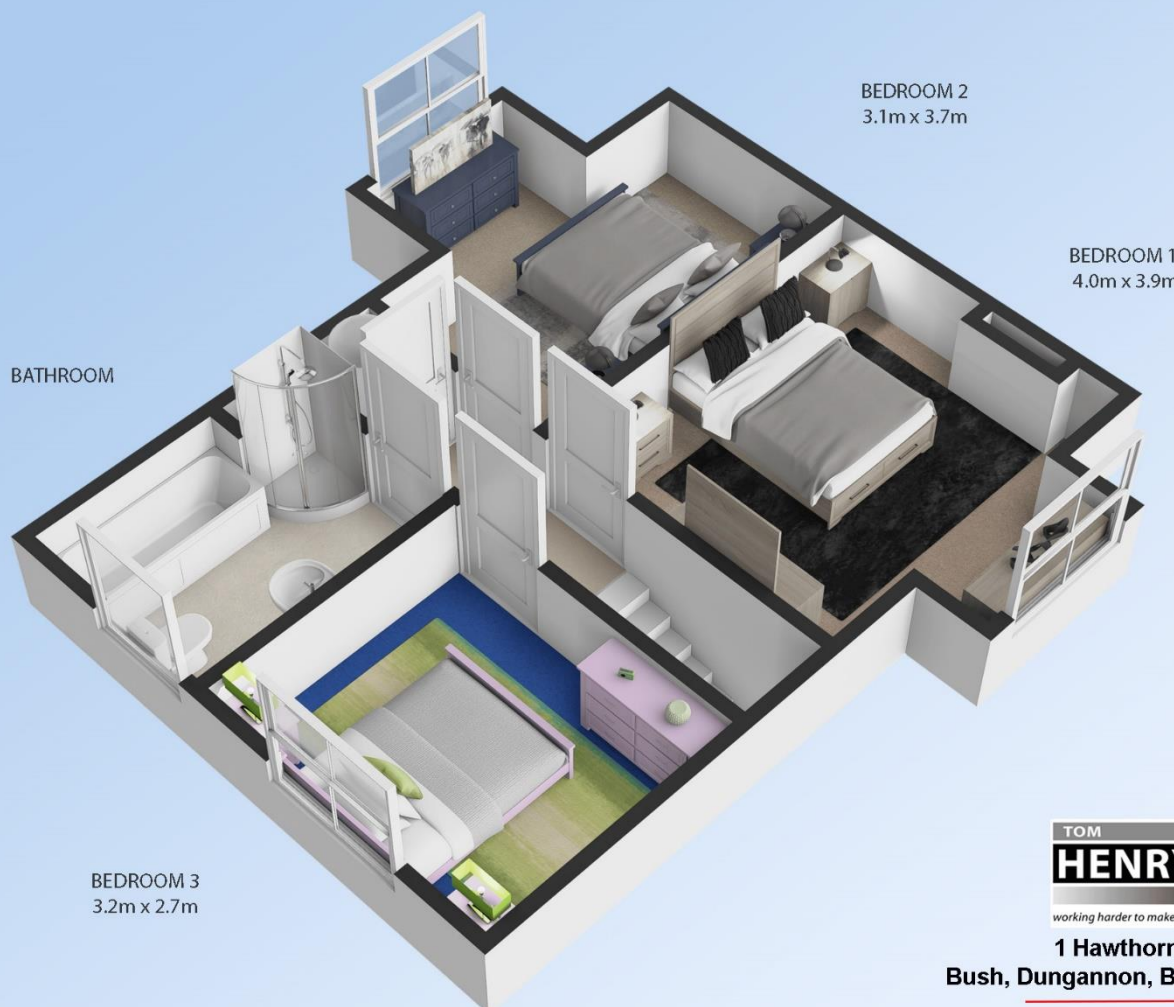




TOM  
**HENRY & CO.**  
estate agents  
working harder to make your move easier

**1 Hawthorne Grove  
Bush, Dungannon, BT71 6XH**

(Floorplan for illustrative purposes only)



TOM  
**HENRY & CO.**  
estate agents  
working harder to make your move easier

**1 Hawthorne Grove  
Bush, Dungannon, BT71 6XH**

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**



**Want to know what your property is worth?**

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

RICS [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992

#### **N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

#### **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.**