

**11 MARK STREET
DUNGANNON
CO. TYRONE
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*working harder to make your **move easier***

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AN AFFORDABLE & CONVENIENT HOME OR PERFECT AS A BUY-TO-LET

A COMFORTABLE 2 BEDROOM TOWN PROPERTY WITH A GARAGE, A GENEROUS GARDEN & FANTASTIC FURTHER POTENTIAL

LOCATED IN THE EVER POPULAR & MOST CONVENIENT "MILLTOWN AREA" OF DUNGANNON, JUST ACROSS FROM "THE WEE PARK", THIS CHARMING, EXTENDED, MID-TERRACE PROPERTY IS PRESENTED FOR SALE IN COMFORTABLE, READY TO OCCUPY CONDITION THROUGHOUT & AFFORDS DECEPTIVELY SPACIOUS ACCOMMODATION WITHIN WALKING DISTANCE OF THE TRANSLINK BUS DEPOT, TESCO, RENOWNED SCHOOLS, MAJOR EMPLOYERS & ALL TOWN CENTRE AMENITIES & FACILITIES.

BOASTING 2 DOUBLE BEDROOMS, A COSY SITTING ROOM, A KITCHEN WITH AMPLE SPACE FOR DINING, A RECENTLY UPDATED SHOWER ROOM, PLUS OFF-STREET PARKING, A GARAGE & A GENEROUS GARDEN TO ITS REAR, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS...

AN AFFORDABLE FIRST HOME ON WHICH TO PUT YOUR OWN STAMP, DOWNSIZE WITH THE CONVENIENCE OF TOWN LIVING OR INVEST WITH CONFIDENCE!



GUIDE PRICE: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN EXTENDED MID-TERRACE PROPERTY.
- MOST CONVENIENT & POPULAR TOWN LOCATION.
- WITHIN WALKING DISTANCE OF TESCO, TRANSLINK BUS DEPOT, LOCAL SCHOOLS, THE PICTURESQUE BLACK LOUGH & DUNGANNON TOWN CENTRE.
- ONLY MINUTES BY CAR TO THE M1 / A4 BYPASS FOR COMMUTING.
- OFF-STREET PARKING & GARAGE TO REAR.
- GENEROUS REAR GARDEN.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT, YET WITH THE POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- 2 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- RECENTLY UPDATED SHOWER ROOM.
- WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- WOULD MAKE A GREAT AFFORDABLE & CONVENIENT FIRST HOME.
- MAY ALSO APPEAL TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF TOWN LIVING.
- PERFECT AS A BUY-TO-LET.
- PROPERTY ON MARK STREET ALWAYS ATTRACTS SIGNIFICANT INTEREST; EARLY VIEWING IS RECOMMENDED!



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C. EXTERNAL DOOR WITH GLAZED OVER PANEL. CARPET TO FLOOR. GEORGIAN GLAZED DOOR TO ENTRANCE HALL.



ENTRANCE HALL:

GEORGIAN GLAZED DOOR FROM ENTRANCE PORCH. CARPET TO FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH TILED SURROUND & HEARTH. T.V. REST WITH DISPLAY NICHES. CARPET TO FLOOR. CLOAK CUPBOARD: UNDERSTAIRS WITH ELECTRIC LIGHT & HANGING SPACE.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.





FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. HOTPRESS: SHELVED.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. VIEW TO THE "WEE PARK".





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BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN WARDROBE.



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SHOWER ROOM:

SHOWER WITH DUAL HEAD SHOWER FITTING. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TOILET. HEATED TOWEL RAIL. X-FAN.



OUTSIDE:

CONCRETE AREA FOR BINS & CENTRAL HEATING BURNER TO REAR.

CONCRETE PARKING AREA TO GARAGE.

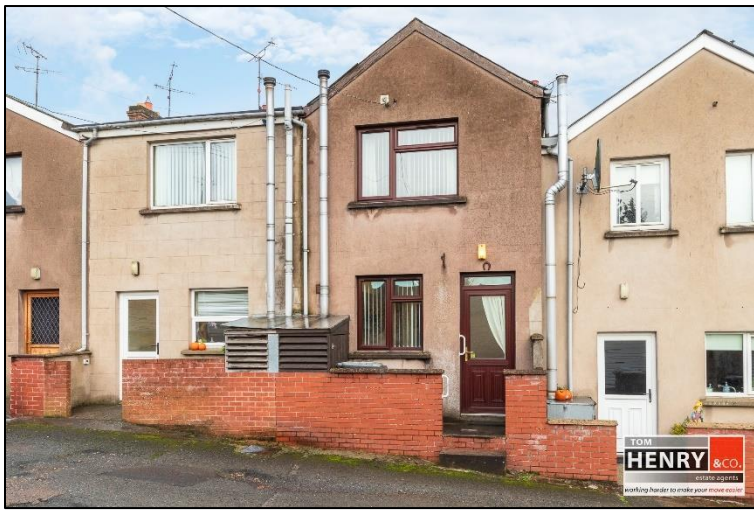
GARAGE:

UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS.

GENEROUS GARDEN LAID TO LAWN WITH SHRUB BEDS.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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

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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.