

**10 GRANVILLE TERRACE
GRANVILLE
DUNGANNON
CO. TYRONE
BT70 1NR**



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

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“GREAT FURTHER POTENTIAL IN POPULAR GRANVILLE”

A 3 BEDROOM MID-TERRACE PROPERTY IN THIS POPULAR & COMMUTER CONVENIENT LOCATION

LOCATED IN THE EVER POPULAR GRANVILLE ESTATE, WITHIN STROLLING DISTANCE OF THE LOCAL SHOP & MAJOR EMPLOYERS, THIS 3 BEDROOM MID-TERRACE PROPERTY IS SURE TO APPEAL TO THOSE SEEKING AN AFFORDABLE HOME ON WHICH TO EXERT THEIR OWN TASTE / ADD FURTHER VALUE OR THE DISCERNING BUY-TO-LET INVESTOR.

OFFERING VERSATILE ACCOMMODATION INCLUDING 3 BEDROOMS (ALL WITH FITTED / BUILT-IN STORAGE), A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A GROUND FLOOR SHOWER ROOM AND A FIRST FLOOR BATHROOM, PLUS OFF-STREET PARKING AND A LOW MAINTENANCE REAR YARD WITH USEFUL STORAGE, ALL ONLY A SHORT DRIVE FROM DUNGANNON TOWN CENTRE & THE M1 / A4 BYPASS FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST.

“EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT”



GUIDE PRICE: £109,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A MID-TERRACE PROPERTY.
- PROVIDING VERSATILE ACCOMMODATION.
- LOCATED IN THIS POPULAR RESIDENTIAL AREA.
- WITHIN STROLLING DISTANCE OF THE LOCAL SHOP & MAJOR EMPLOYERS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 / A4 BYPASS FOR COMMUTING.
- 3 BEDROOMS; ALL WITH FITTED / BUILT-IN STORAGE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM WITH SHOWER OVER BATH.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT.
- LOW MAINTENANCE YARD TO REAR.
- SURE TO APPEAL AS AN AFFORDABLE HOME IN A CONVENIENT LOCATION.
- WILL ALSO APPEAL TO THE BUY-TO-LET INVESTOR.

ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. GLAZED FRENCH DOORS TO KITCHEN.



KITCHEN:

GLAZED FRENCH DOORS FROM ENTRANCE PORCH. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED GAS HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. PLUMBED FOR A.W.M. PLUMBED FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED SPLASH BACK. HOTPRESS / UNDERSTAIR CLOAK STORAGE.



INNER HALLWAY:
ACCESSED FROM KITCHEN.



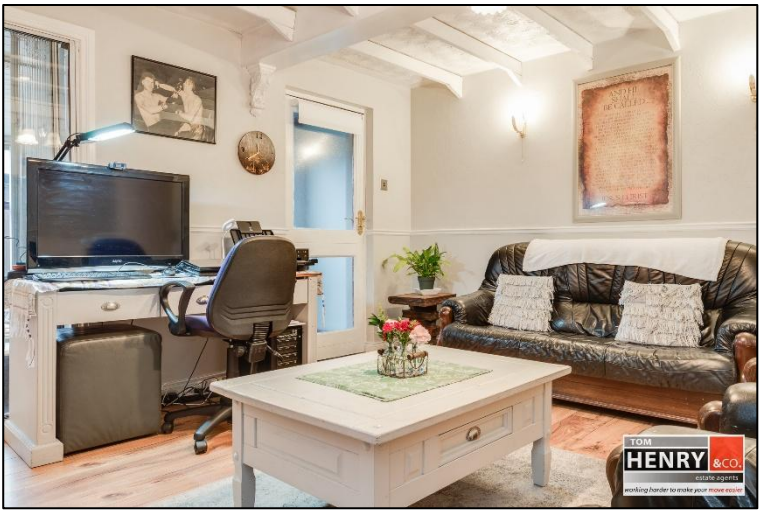
SITTING ROOM:
PART GLAZED DOOR FROM INNER HALLWAY. GLASS FRONTED STOVE WITH BRICK BUILT SURROUND. PRE-FINISHED FLOOR. DADO RAIL.
FEATURE BEAMS TO CEILING. PART GLAZED DOOR TO REAR LOBBY. GLAZED SLIDING DOORS LEAN-TO / CONSERVATORY.





REAR LOBBY:

PART GLAZED DOOR FROM SITTING ROOM. TIMBER EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS TO REAR YARD.



LEAN-TO / CONSERVATORY:

GLAZED SLIDING DOORS FROM SITTING ROOM.



SHOWER ROOM:

ACCESSED FROM INNER HALLWAY. WET ROOM TYPE ELECTRIC SHOWER. WASH HAND BASIN. TOILET. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:

CARPET.



BEDROOM 1:
TO FRONT. BUILT-IN CUPBOARD.



BEDROOM 2:
TO REAR. BUILT-IN CUPBOARD. STAIRS TO ATTIC.



BEDROOM 3:
TO REAR. FITTED SLIDEROBE.



BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. SOME P.V.C. WALL CLADDING.



OUTSIDE:

PAVED PARKING TO FRONT. ENCLOSED YARD TO REAR WITH OIL TANK, CENTRAL HEATING BURNER & RANGE OF STORES.





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?



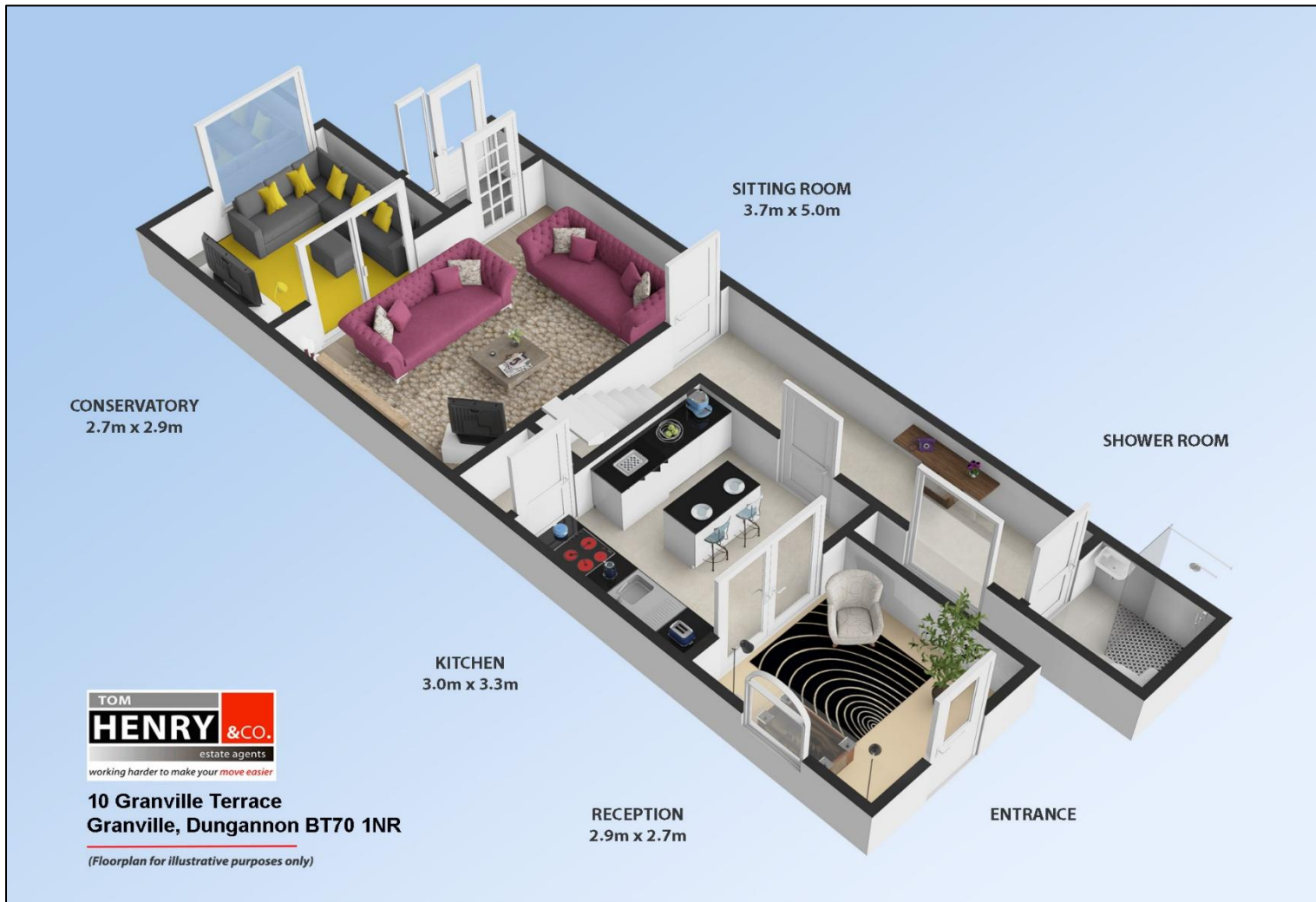
Want to know what your property is worth?

- > **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.

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FLOORPLANS FOR I.D. PURPOSES ONLY.





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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.