

**56 WOODVALE PARK
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6DB**



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

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COMFORTABLE ON CUNNINGHAMS LANE

A COMFORTABLE PROPERTY WITH A GARAGE & A FANASTIC REAR GARDEN IN A MOST CONVENIENT LOCATION.

PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT, YET OFFERING SUPERB POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE, THIS SEMI-DETACHED PROPERTY IS SITUATED ON A PLEASANT, MATURE & GENEROUS SITE IN THIS POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT.

LOCATED JUST-OFF CUNNINGHAMS LANE & ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, MAJOR EMPLOYERS, PICTURESQUE DUNGANNON PARK & ALL OTHER TOWN AMENITIES, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, INVESTORS & "RIGHT SIZERS" ALIKE & BOASTS VERSATILE ACCOMMODATION EXTENDING TO 3 BEDROOMS, 2 RECEPTION AREAS, PLUS OFF-STREET PARKING & A GARAGE.

CONVENIENCE, ACCOMMODATION & FURTHER POTENTIAL; EARLY VIEWING IS HIGHLY RECOMMENDED!



OFFERS OVER: £154,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryanco.com

PROPERTY FEATURES...

- A COMFORTABLE SEMI-DETACHED PROPERTY.
- MOST CONVENIENT & POPULAR TOWN LOCATION.
- ONLY A STROLL TO LOCAL SHOPS, SCHOOLS, DUNGANNON PARK, MAJOR EMPLOYERS, ETC.
- MINUTES TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.
- FANTASTIC POTENTIAL TO ADD VALUE / YOUR OWN TASTE.
- SUPERB REAR GARDEN LAID TO LAWN.
- OFF-STREET PARKING TO FRONT.
- ATTACHED GARAGE.
- 3 BEDROOMS; MASTER WITH FITTED FURNITURE.
- SITTING ROOM WITH OPEN FIREPLACE.
- SITTING ROOM OPEN TO DINING AREA.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- SEPARATE UTILITY ROOM.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- MAY BE SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANELS. CARPET TO FLOOR. UNDERSTAIR CLOAK CUPBOARD. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH DOMESTIC BACK BOILER, STONE SURROUND, HEARTH & T.V. REST. OPEN TO DINING AREA. CARPET TO FLOOR. COVING TO CEILING.



DINING ROOM:

OPEN FROM SITTING ROOM. CARPET TO FLOOR. SERVICE HATCH TO KITCHEN. COVING TO CEILING.



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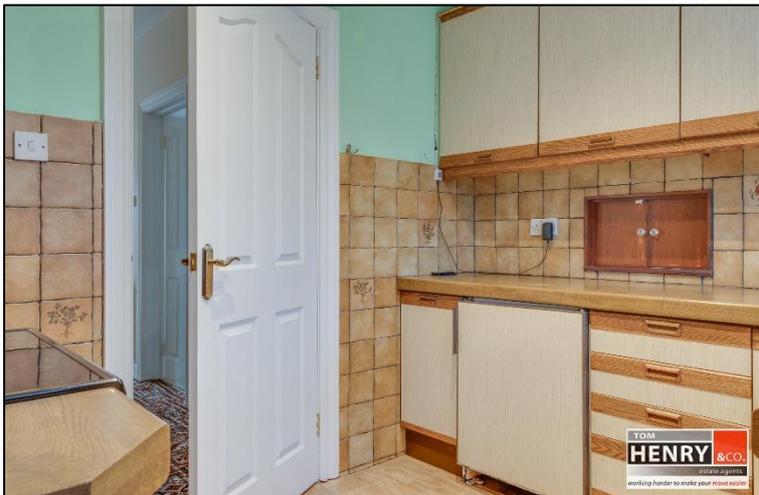
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KITCHEN:

FITTED HIGH & LEVEL LEVEL UNITS. DISPLAY SHELVING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE (INCLUDED). TILED BETWEEN UNITS. VINYL TO FLOOR. DOWNLIGHTING TO CEILING. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



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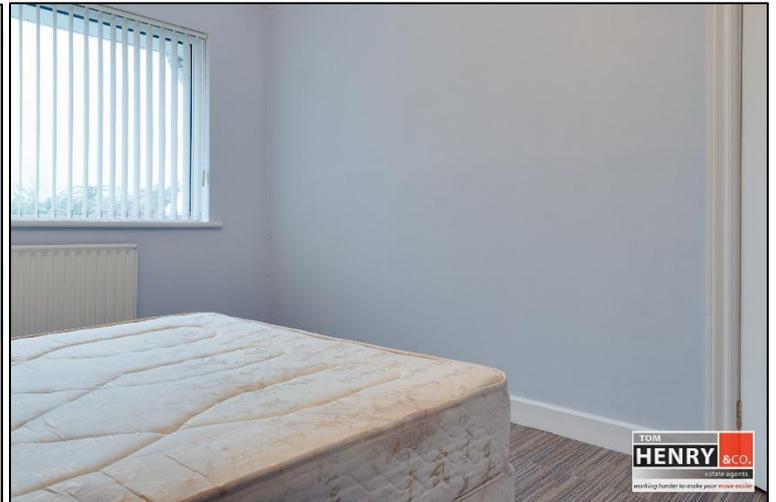
FIRST FLOOR:

STAIRS & LANDING:
CARPET.



BEDROOM 1:

TO REAR. FITTED FURNITURE TO INCLUDE WARDROBES, HAT BOXES, BEDSIDE UNITS & DISPLAY SHELVING. CARPET TO FLOOR.





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BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



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BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



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BATHROOM:

BATH WITH ELCTRIC SHOWER OVER. WASH HAND BASIN. TOILET. SOME WALL TILING. VINYL TO FLOOR. HOTPRESS: SHELVED.



OUTSIDE:

PILLARED & GATED ENTRANCE TO CONCRETE PARKING TO GARAGE.

GARAGE:

ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER. ACCESS TO UTILITY AREA.

UTILITY AREA:

FITTED LOW LEVEL UNITS. S.S. SINK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. ACCESS TO GARAGE.

COVERED DECKED AREA TO REAR. PAVED PATIO AREA. GENEROUS REAR GARDEN LAID TO LAWN.





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Thinking of selling or renting your home?

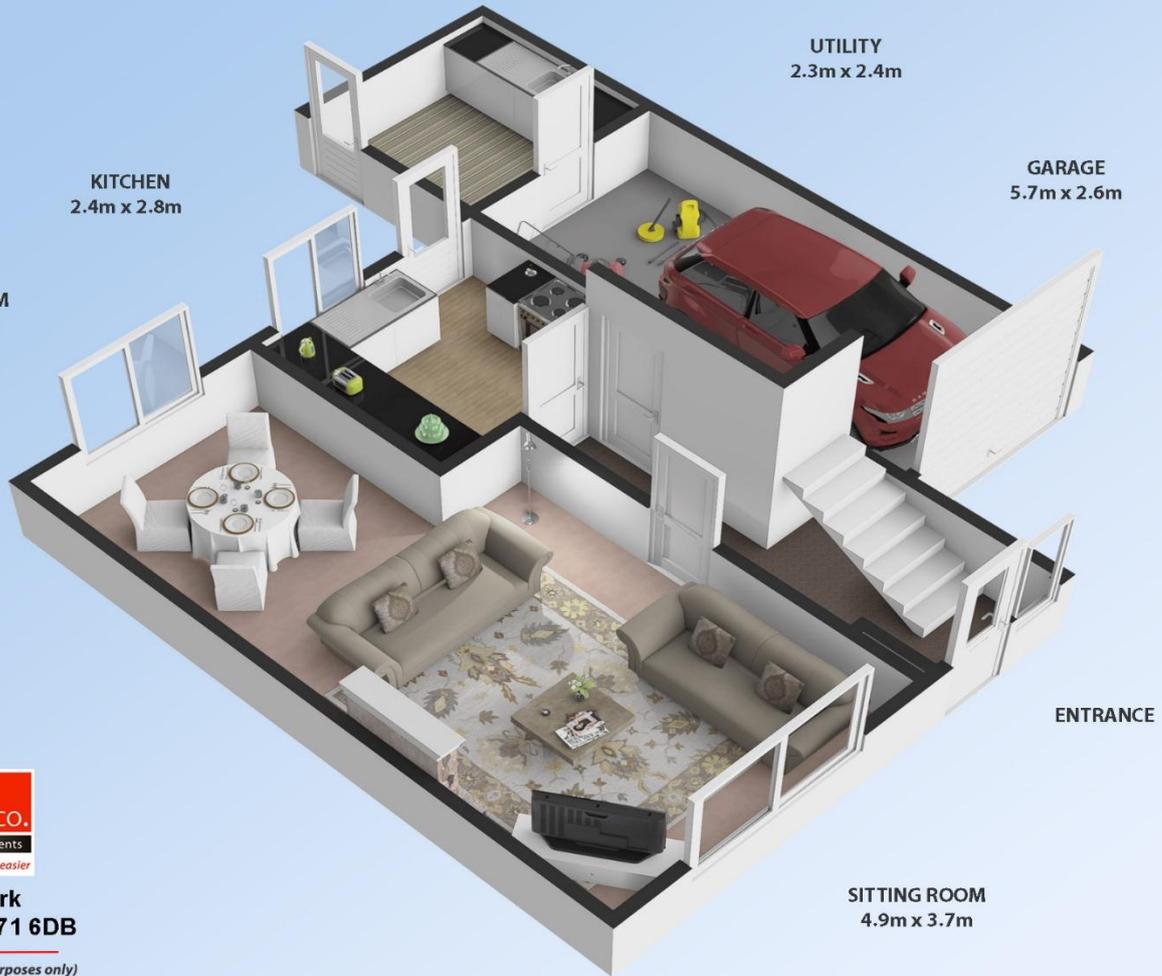


Want to know what your property is worth?

- > **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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**56 Woodvale Park
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(Floorplan for illustrative 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.