

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



*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

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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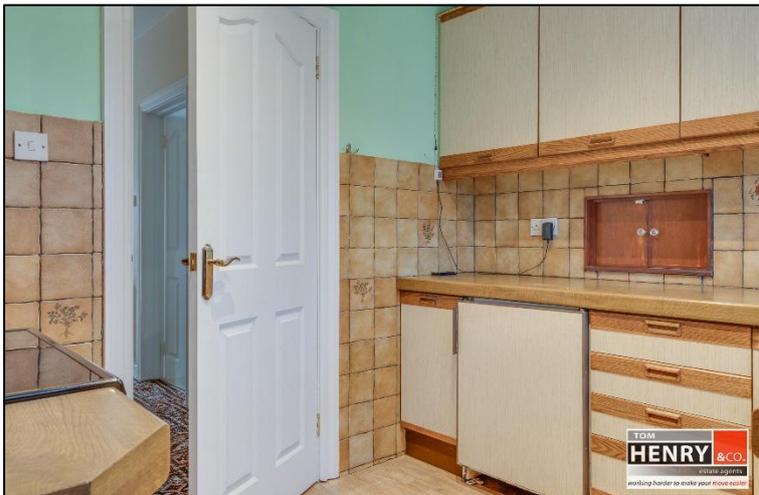
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KITCHEN:

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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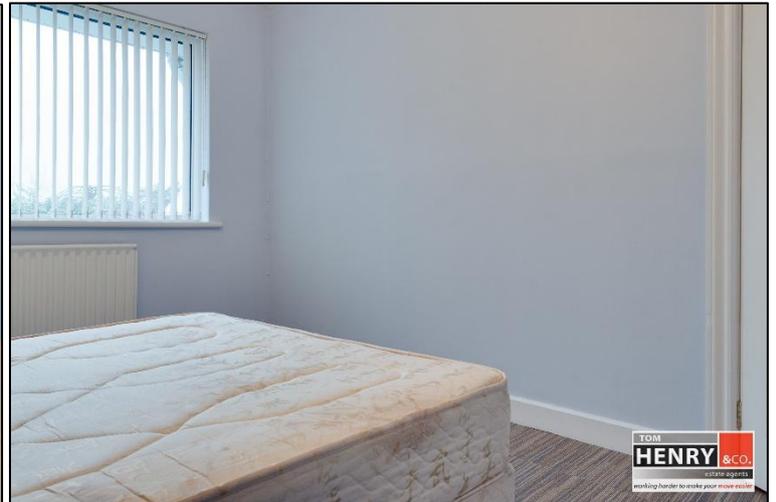
FIRST FLOOR:

STAIRS & LANDING:
CARPET.



BEDROOM 1:

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





BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

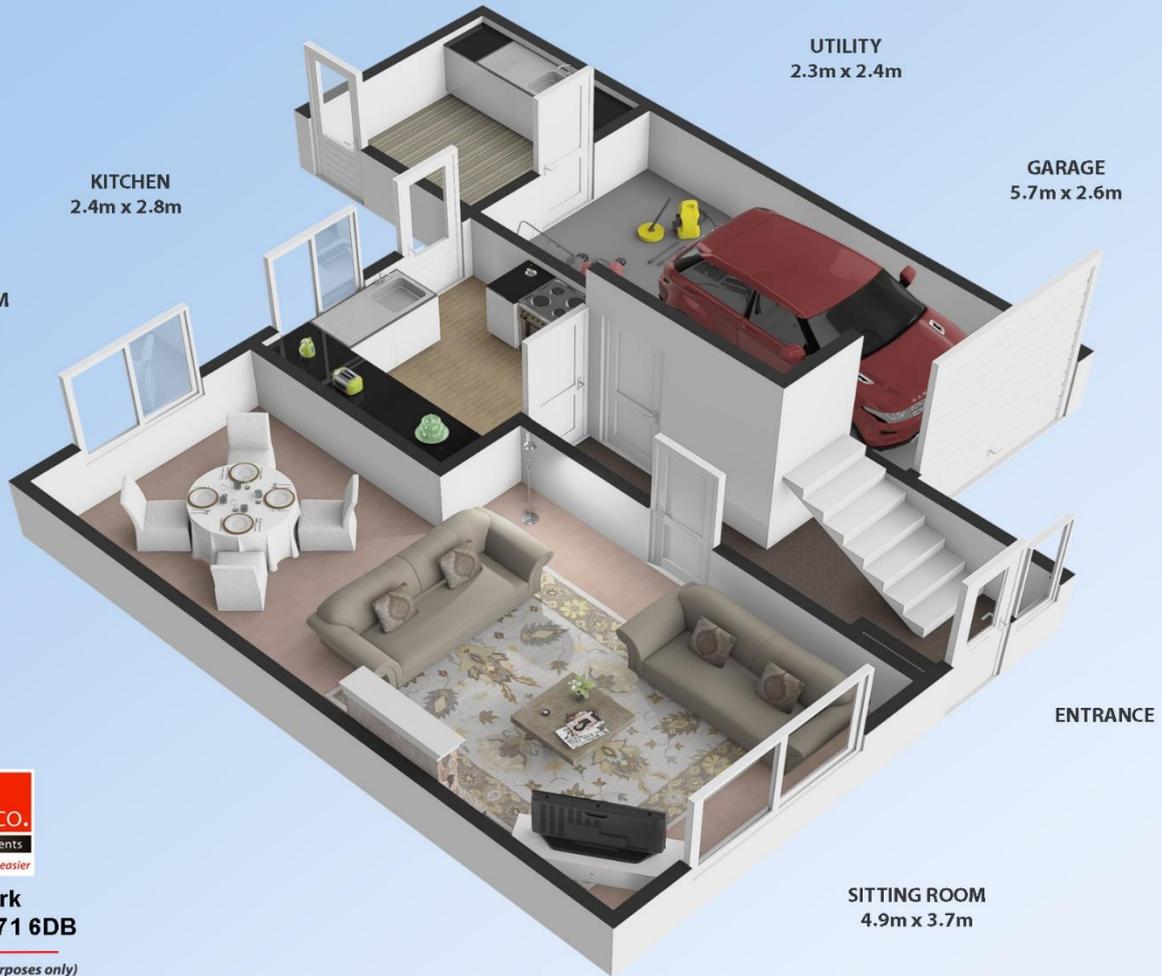


Want to know what your property is worth?

- > **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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**56 Woodvale Park
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(Floorplan for illustrative purposes only)



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N.B.

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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.