

**9 CORRAINEY GARDENS
NEWELL ROAD
DUNGANNON
CO. TYRONE
BT70 1UE**



*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

“A CLASS PROPOSITION IN CORRAINEY GARDENS”

A WELL-MAINTAINED & DECEPTIVELY SPACIOUS MID-TERRACE PROPERTY WITH FURTHER POTENTIAL...

PROVIDING DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION, THIS WELL-MAINTAINED MID-TERRACE PROPERTY IS PRESENTED FOR SALE BY ITS CURRENT OWNERS TO A COMFORTABLE STANDARD THROUGHOUT, YET WITH THE POTENTIAL FOR THE FORTUNATE PURCHASER TO ADD THEIR OWN TASTE / FURTHER VALUE.

ENJOYING A PLEASANT POSITION IN CORRAINEY GARDENS, JUST-OFF THE BUSTLING NEWELL ROAD & ONLY MINUTES ON FOOT TO DUNGANNON TOWN & THE MAIN ROAD NETWORK FOR COMMUTING TO FURTHER AFIELD.

BOASTING 3 BEDROOMS, ALL WITH BUILT-IN STORAGE, A GENEROUS SITTING ROOM, A KITCHEN WITH SPACE FOR DINING & LOW MAINTENANCE GARDENS, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS...

FIRST-TIME BUYERS, SEEKING TO RIGHT-SIZE OR A DISCERNING INVESTOR, THIS ONE SHOULD BE ON YOUR VIEWING LIST!



OFFERS OVER: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS MID-TERRACE PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- EXCELLENT POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- LOCATED JUST-OFF THE EVER-POPULAR NEWELL ROAD.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; ALL WITH BUILT-IN STORAGE.
- GENEROUS SITTING ROOM.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 3 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- LOW MAINTENANCE GARDENS.
- WOULD MAKE A FANTASTIC AFFORDABLE, CONVENIENT & LOW MAINTENANCE HOME.
- SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR.
- EARLY EXPRESSION OF INTEREST IS HIGHLY RECOMMENDED.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH LEADED GLASS PANEL & GLAZED TOP PANEL. PRE-FINISHED FLOOR. DADO RAIL. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

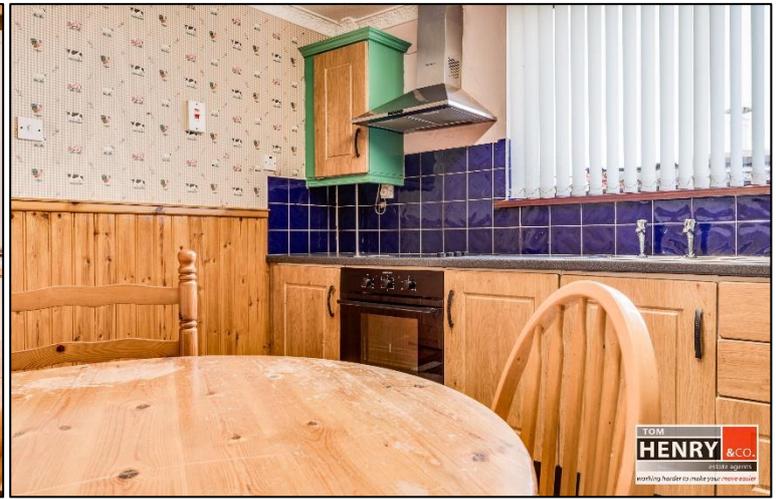
WOODEN FLOOR. WOODEN CEILING WITH COVING.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S. S. SINK & DRAINER. SPACE FOR FRIDGE FREEZER. HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED UNDER OVEN. TILED BETWEEN UNITS. TILED FLOOR. FEATURE WOODEN PANNELLING TO WALLS. COVING TO CEILING.





REAR LOBBY:
U.P.V.C EXTERNAL DOOR WITH LEADED GLASS PANEL. UNDER STAIR STORAGE.



FIRST FLOOR:

STAIRS & LANDING:
CARPET.



BEDROOM 1:
TO FRONT. BUILT-IN WARDROBE. HOTPRESS. CARPET TO FLOOR.





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



BEDROOM 3:
TO FRONT. BUILT-IN WARDROBE. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN. BATH. TOILET. PART TIMBER PANELLING TO WALLS. WOODEN CEILING.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN & BEDS. ENCLOSED YARD TO REAR. GARDEN STORE. OIL FIRED CENTRAL HEATING BURNER.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

KITCHEN / DINING
3.0m x 3.6m

SITTING ROOM
4.1m x 4.3m



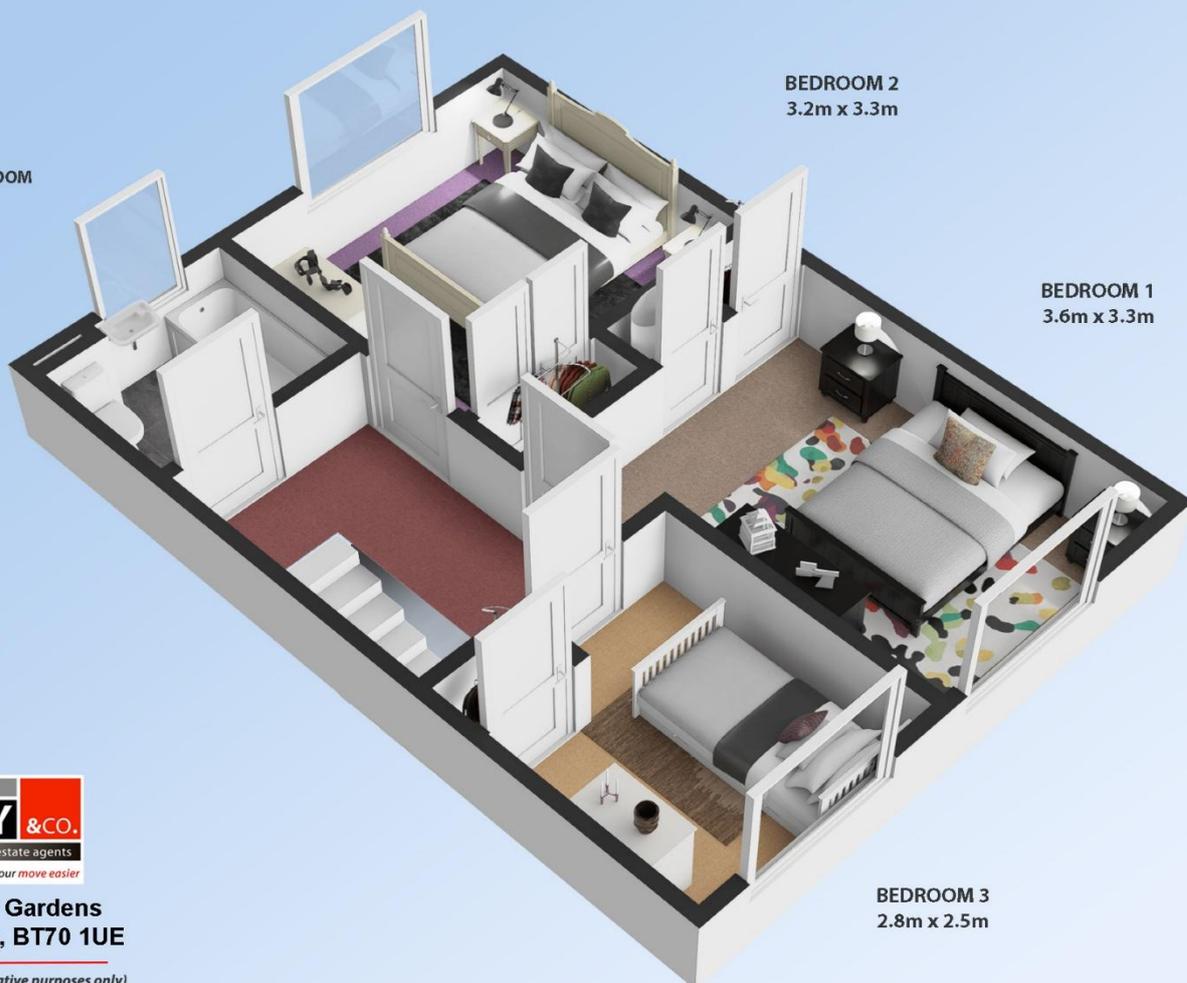
**9 Corrainey Gardens
Dungannon, BT70 1UE**
(Floorplan for illustrative purposes only)

ENTRANCE

BATHROOM

BEDROOM 2
3.2m x 3.3m

BEDROOM 1
3.6m x 3.3m



**9 Corrainey Gardens
Dungannon, BT70 1UE**
(Floorplan for illustrative purposes only)

BEDROOM 3
2.8m x 2.5m

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.