

**40 STEVENSONS AVENUE
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RQ**



*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

“SUPERB IN STEVENSONS AVENUE”

AN IMMACULATE VILLAGE PROPERTY WITH A GARAGE; PERFECT AS AN AFFORDABLE FIRST HOME OR A BUY-TO-LET.

PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN GOOD ORDER THROUGHOUT, THIS 2 BEDROOM END-OF-TERRACE PROPERTY IS SITUATED IN A MOST CONVENIENT VILLAGE LOCATION, WITHIN WALKING DISTANCE OF THE LOCAL SUPERMARKET, PICTURESQUE DUNGANNON PARK, PRIMARY SCHOOL, VILLAGE CHIPPY & THE FAMOUS LINEN GREEN RETAIL OUTLET.

OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, A MODERN KITCHEN WITH SPACE FOR DINING, 2 BEDROOMS, A BATHROOM WITH A 3 PIECE SUITE INCLUDING AN OVER BATH SHOWER, LAWNS TO ITS FRONT & SIDE, AN ENCLOSED REAR YARD, OFF-STREET PARKING & A GENEROUS DETACHED GARAGE; THIS PROPERTY WOULD MAKE A FANTASTIC FIRST-HOME, IS ALSO SURE TO APPEAL TO THE DISCERNING INVESTOR & TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.

ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOMENTS TO THE M1 INTERSECTION FOR COMMUTING, THIS PROPERTY WILL ATTRACT INTEREST FROM A WIDE RANGE OF PURCHASERS...

“JUST MOVE-IN... BOOK YOUR VIEWING NOW TO AVOID DISAPPOINTMENT!”



OFFERS OVER: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryanco.com

PROPERTY FEATURES...

- AN END-OF-TERRACE VILLAGE PROPERTY WITH A DETACHED GARAGE.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING.
- 2 BEDROOMS; MASTER WITH FITTED STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- FIRST FLOOR BATHROOM.
- WINDOW BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY DOUBLE GLAZED WINDOWS.
- GARDEN TO FRONT & SIDE LAID TO LAWN.
- OFF-STREET PARKING & GARAGE TO REAR.
- WOULD MAKE A FANTASTIC FIRST HOME.
- DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING?
- MAY ALSO APPEAL AS A BUY-TO-LET.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH GLAZED PANEL. PRE-FINISHED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH STONE MANTLE & SURROUND OVER GRANITE HEARTH. PRE-FINISHED FLOOR. FITTED STORAGE TO INCLUDE CUPBOARD & SHELVING. UNDERSTAIR STORAGE.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. WOOD EFFECT WORK TOPS & UPSTAND. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. TILED FLOOR. P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANELS.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS & LANDING.

BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED WARDROBE. HOTPRESS.



BEDROOM 2:

TO REAR. CARPET TO FLOOR.



BATHROOM:

BATH WITH THERMOSTATIC SHOWER OVER. TOILET. WASH HAND WITH TILED SPLASH BACK. HEATED TOWEL RAIL. VINYL TO FLOOR. TILED WALLS. X-FAN.



OUTSIDE:

GARDEN TO FRONT & SIDE LAID TO LAWN WITH GRAVEL SHRUB BED.

REAR YARD:

OIL TANK. OIL BOILER. OUTSIDE WATER TAP. OUTSIDE TOILET.

UTILITY STORE:

PLUMBED FOR WASHING MACHINE. ELECTRIC LIGHT & POWER POINTS.

CONCRETE PARKING TO REAR FOR MULTIPLE VEHICLES TO GARAGE.

GARAGE:

UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS. ADJOINING STORE ROOM WITH ELECTRIC LIGHTS & POWER POINTS. WOODEN PEDESTRIAN DOOR.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



est. 1979

Want to know what your property is worth?

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- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
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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.