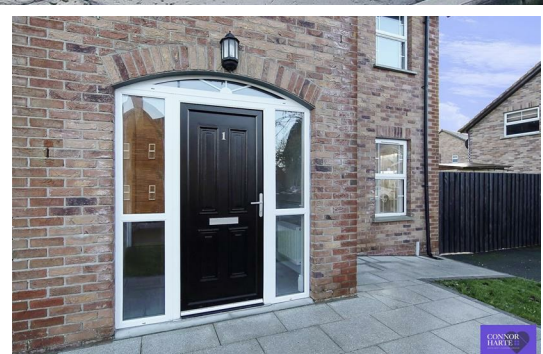




**3 Bed
House - Semi-Detached
located in Coalisland**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

**1 Millbrook Drive
Coalisland
Dungannon
BT71 4XH**



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£184,950

A simply stunning refurbished three bedroom semi-detached home situated in the popular Millbrook Avenue development in Coalisland. Finished to an exceptionally high standard throughout with its modern and sleek finishes this home offers an excellent opportunity for a wide range of potential buyers!

The property has been recently refurbished throughout and comprises a welcoming entrance hall with Wainscoting panelling, a spacious lounge with large windows allowing an abundance of natural light to flow into the space, a newly fitted kitchen and dining area benefitting from built in and integral appliances, walk in pantry with sensor lighting and French doors leading to the rear garden, a stylish downstairs WC and recently fitted units and sink in the utility room.

Upstairs, you are presented with three double bedrooms with the master bedroom having a en-suite shower room and a family bathroom complete with a contemporary four piece suite

Outside, the front garden is laid in lawn and the side double driveway provides off street parking for several vehicles. The enclosed rear garden has just had a new decking area fitted providing an excellent space to enjoy time with friends and family all year round.

Millbrook Avenue is a very convenient and sought after location offering an excellent range of local amenities on your door step whilst remaining within a short commuting distance to the M1 Motorway.

Entrance Hall

Spacious entrance hall. P.V.C. exterior door with double glazed side panels and fan light. Newly fitted laminate wooden floor. Wainscoting wood wall panelling. Power points. Balustrade staircase with centre carpet runner on stairway.

Lounge

20'11" x 11'6"

Open fire with feature fireplace surround with cast iron inset and granite hearth. Laminated wooden floor. Wainscoting wood wall panelling. Television, telephone and power points.

Kitchen/Dining Area

15'7" x 11'6"

Newly fitted kitchen with high and low level units. Built in electric oven and ceramic hob. Extractor hood with fan and light. Integrated fridge/freezer. Walk in pantry with sensor lighting. Plumbed for dishwasher. Laminate wooden floor and tiled splash backs. 1 1/2 bowl stainless steel sink unit with mixer tap. P.V.C. French doors leading to rear garden and side driveway. Power points.

Utility Area

Newly fitted units and storage. Plumbed for automatic washing machine and space for tumble dryer. Single bowl stainless steel sink unit with mixer tap. Extractor fan. Tiled splash backs. Laminate wooden floor. P.V.C. exterior door leading to rear garden.

Ground Floor WC

5'2" x 3'7"

Modern white sanitaryware with black fittings. Low flush wc and sink in vanity unit with mixer tap. Laminate wooden floor. Extractor fan.

Landing

Staircase with centre runner, landing carpeted. Hotpress.

Bathroom

11'6" x 7'10"

Modern white sanitaryware with black fittings. Low flush wc, pedestal wash hand basin and corner bath with mixer taps. Corner shower cubicle with electric shower. Laminate wooden floor. 1/2 tiled walls. Extractor fan.

Bedroom

15'1" x 8'10"

Newly fitted carpet. Walk in wardrobe/hotpress, shelved. Television, telephone and power points.



En-Suite

8'6" x 4'7"

White suite with black fittings. Low flush wc and pedestal wash hand basin. Large walk-in tiled shower cubicle with electric shower. Tiled splash backs and laminate wooden floor. Extractor fan.

Bedroom

15'5" x 8'9"

Newly fitted carpet. Power points.

Bedroom

11'11" x 11'7"

Newly fitted carpet. Power points.

Outside

Tarmac double driveway. Garden to front and side laid out in lawn. Garden to rear fully enclosed with privacy fencing. Newly fitted decking area. Oil tank and burner.

Services: All Mains

Heating: Oil Heating

Build Type: Timber Frame

Rates: £995.61 per annum (Price Correct As Of November 2025)

Greenbelt Management: £_____ per annum (To Follow)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

DIRECTIONS

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