



**4 Bed
House - Townhouse
located in**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

**36 The Spires
Cookstown
BT80 8QT**



Offers Around £174,950

Entrance Hall

Hardwood exterior door with fan light and leaded glass inset. Tiled entrance hall. Staircase, carpeted. Alarm panel.

Lounge

14'10" x 13'8"

Open fire with wooden fireplace surround, cast iron inset and tiled hearth. Wooden floor. Television, telephone and power points. Moulded cornicing and centre rose. Glazed French doors leading to kitchen/dining area.

Kitchen/Dining Area

15'10" x 13'2"

Maple fitted kitchen with high and low level units. Space left for electric oven and hob. Plumbed for automatic washing machine and space for tumble dryer or dishwasher. 1 1/2 bowl stainless steel sink unit with mixer taps. Tiled floor and splash backs. Stainless steel extractor hood. Spot lighting. Central heating clock. Telephone and power points. Walk-in cloak cupboard, carpeted and light.

Rear Hallway

P.V.C. exterior door. Tiled floor.

Ground Floor WC

1.6m x 1.14m White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled floor and splash backs. Extractor fan.

Landing

Carpeted. Power points.

Bedroom

10'11" x 9'11"

Laminate wooden floor. Television and power points.

En-Suite

9'3" x 3'0"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled shower cubicle with Aqualisa shower. Tiled floor and splash backs. Extractor fan.

Bedroom

9'11" x 9'8"

Laminated wooden floor. Television and power points.

Bedroom

9'8" x 7'0"

Laminate wooden floor. Television and power points.

Bedroom

7'8" x 6'11"

Currently being used as a dressing room. Laminated wooden floor. Built in wardrobes, railed, shelved and drawers. Power points.

Bathroom:

10'5" x 9'11"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin and bath with tongue and groove panelling. Tiled splash backs. Tiled shower cubicle with Aqualisa shower. Tiled floor. Extractor fan.

Outside

Enclosed rear garden laid out in lawn. Oil tank and burner. Cold tap.



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

DIRECTIONS

CONTACT

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