



**4 Bed
Bungalow - Semi Detached
located in**

CONNOR HARTE
ESTATE AGENT + CHARTERED SURVEYOR

**12 Westland Crescent
Cookstown
BT80 8DD**



Offers Around £149,950

Entrance Hall

P.V.C. exterior door and double glazed side panel. Laminated wooden floor. Staircase, carpeted. Telephone and power points.

Lounge

11'5" x 12'6"

Open fire with wooden fireplace surround, cast iron inset and granite hearth. (Back boiler, heats radiators only) Television and power points. Laminated wooden floor. Television and power points.

Kitchen

11'3" x 8'11"

Fitted kitchen with high and low level units. Single bowl stainless steel sink unit. Tiled splash backs. Vinyl flooring. Power points. Cloak cupboard and hotpress.

Utility Area/Rear Hall

7'0" x 5'1"

Plumbed for automatic washing machine and space for tumble dryer. Tongue and groove ceiling. Vinyl flooring. Power points.

Bathroom

6'5" x 5'4"

Coloured suite. Low flush wc, pedestal wash hand basin, panel bath with telephone mixer taps and low flush wc. Tiled walls and floor.

Bedroom

9'2" x 8'7"

Laminate wooden floor. Power points. Dimmer light switch.

Bedroom

12'1" x 9'3"

Bedroom: 3.69m x 2.82m Laminated wooden floor. Power points.

1st Floor

Bedroom

Landing

Carpeted. Storage cupboards.

Bedroom

9'2" x 10'6"

Fitted bedroom furniture. Carpeted. Access to eaves.

Bedroom

9'2" x 8'7"

Fitted bedroom furniture. Carpeted. Power points.

Detached Garage

Up and over door.

Garden

Enclosed garden to rear laid in lawn and decorative stones. Drive to side provides off street parking. Garden to front laid out in lawn with hedging. Entrance pillars and gates.



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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