



CONNOR
HARTE
ESTATE AGENT + CHARTERED SURVEYOR



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

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9 Derramore View
Cookstown
BT80 8TY



Offers Over £185,000

A beautifully presented and well-maintained semi-detached home, occupying a generous site and finished to a high standard throughout. This impressive home offers three spacious double bedrooms and a superb blend of modern style and everyday comfort.

The inviting lounge provides a warm and elegant focal point, feature rich walnut wooden flooring and a charming open fire with a wooden fireplace surround - perfect for those cosy evenings.

At the heart of the home is a contemporary fitted kitchen, complete with elegant granite worktops and a range of integrated and fitted appliances, flowing seamlessly into a bright dining area with French doors opening onto the rear garden - perfect for both relaxing and entertaining. The fully tiled bathroom features both a separate bath and shower, while a convenient ground floor guest WC adds further practicality.

Externally, the property continues to impress with a spacious rear garden, ideal for outdoor living. Additional benefits include oil fired central heating, U.P.V.C. double glazing throughout and an intruder alarm system.

Accommodation Comprises:

Entrance Hall:

P.V.C. exterior door. Walnut wooden flooring. White balustrade staircase, carpeted. Storage area under staircase. Telephone and power points.

Guest WC:

6'7" x 4'7"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled floor and splash backs.

Lounge:

13'7" x 11'5"

Open fire with wooden fireplace surround, tiled inset and hearth. Walnut wooden floor. Decorative beam ceiling. Television and power points. Dimmer light switch.

Kitchen/Dining Area

22'3" x 10'8"

Modern fitted cream kitchen with high and low level units. Concealed lighting under high level units. Kickboard lighting. Granite countertops. Integrated fridge/freezer and dishwasher. Built in "Beko" electric oven and ceramic hob. Extractor hood with fan and light. Ceramic Belfast sink. Tongue and groove painted ceiling. Polished porcelain tiled floor and tiled splash backs. Power points. Dining Area: Polished porcelain tiled floor. Television and power points. French P.V.C. patio doors leading to rear garden and patio area.

1st Floor:

Landing: Carpeted. Power points. Hotpress. Access to roof space, partially floored.

Bathroom:

10'0" x 6'8"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Corner bath with mixer taps and tile raise. Tiled shower cubicle with Aqualisa electric shower. Extractor fan. Spot lighting. Chrome heated towel radiator. Tiled walls and floor.

Bedroom 1:

13'7" x 11'6"

Spacious bedroom, carpeted. Television and power points.

Bedroom 2:

10'9" x 9'10"

Currently used as a dressing room. Built in slide robes, railed and shelved. Power points.



Bedroom 3:
10'9" x 10'1"
Carpeted. Power points.

Outside

Outside:

A well-presented, enclosed rear garden laid out in lawn and bordered by mature hedging and fencing. Attractive raised shrub and flower beds with railway sleeper edging. A brick-paved patio area with a pathway leading to a further seating area perfect for al-fresco dining on summer evenings. Additional features include an outside cold water tap, oil-fired burner, tank and security lighting. To the front, a neatly maintained lawned garden complements a brick paved driveway providing excellent off-street parking.



Services: All Mains
Heating: Oil Fired Central Heating
Construction: Traditional

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PROPERTIES REQUIRED ACROSS ALL AREA

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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

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