



**3 Bed  
Bungalow - Detached  
located in**



**6 Westland Crescent  
Cookstown  
BT80 8DD**



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Detached bungalow with detached garage, located within a private well located residential development. The property is a well-presented home and comprises of a bright open-plan kitchen/dining area, spacious reception room with open fire, three bedrooms and bathroom with separate shower and bath. Externally, the property benefits from a integral garage and double driveway providing excellent parking to the front as well as the back of the property.

**Entrance Hall**

Entrance Hall: Hardwood external door with single glazed side panel. Laminate wooden floor. Central heating clock. Hotpress.

**Lounge**

Lounge: Open fire with cast iron surround and tiled hearth. Laminated wooden floor. Moulded cornicing. Power points.

**Kitchen/Dining Area**

20'1" x 9'6"

Maple fitting kitchen with high and low level units. 1 1/2 bowl stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Extractor hood with fan and light. Space for under counter freezer, electric cooker and fridge/freezer. Appliances includes in the sale. Vinyl flooring in kitchen area. Power points.

Dining Area: Laminate wooden floor. Hardwood external door. Power points.

**Bedroom**

11'2" x 10'11"

Range of fitted white bedroom furniture. Laminate wooden floor. Power points. (Front Aspect)

**Bedroom**

11'2" x 7'8"

Laminate wooden floor. Power points. (Side Aspect)

**Bedroom**

11'3" x 8'0"

Laminate wooden floor. Power points. (Rear Aspect)

**Bathroom**

8'3" (longest measurement) x 6'1" (widest measurement)  
White suite. Pedestal wash hand basin and panel bath. Tiled shower cubicle with Triton electric shower. Tiled walls and floor.

**WC**

5'8" x 2'7"

Low flush wc. Tiled floor. 1/2 tiled panelling.

**Integrated Garage**

17'5" x 9'4"

Up and over garage door. Power points and light. Pedestrian access.

**Burner House**

Oil Burner.

**Outside**

Garden to front laid out in lawn with tarmac driveway leading to the garage. Separate concrete driveway to left of the property leading to private parking to rear.

Rates: £1286.00

Ground Rent: £30.00 per annum

Offers Over £189,950



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PROPERTIES REQUIRED ACROSS ALL AREAS

We're here to help you every step of the way!

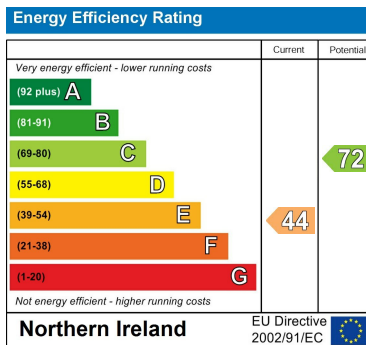
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"Harte" of Mid-Ulster





DIRECTIONS

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