



## 54 MAYPOLE PARK, DROMORE, BT25 1SH

- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Dromore Town Centre
- Entrance Hall With Mahogany Glazed Entrance Door
- Lounge With Tiled Fireplace
- Kitchen
- Bathroom With White Suite
- Three Good Sized Bedrooms (Two With Built In Storage)
- Front Garden Laid In Lawn

**PRICE: OFFERS IN THE REGION OF £94,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF: GN28052ISR**

- Spacious Rear Garden Laid In Lawn With Paved Patio Area
- External Store
- Oil Fired Central Heating System
- Part Mahogany Effect PVC Double Glazed Windows



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Mahogany glazed entrance door.

### LOUNGE:

12' 8" x 12' 8" (3.86m x 3.85m)

Measurements taken to widest points. Tiled fireplace.



### KITCHEN:

12' 8" x 7' 7" (3.85m x 2.30m)

Range of high and low level units. Work surfaces. Double drainer stainless steel sink unit with mixer tap. Part tiled walls. Plumbed for washing machine. Door to rear garden and patio area.



### BATHROOM:

White suite. PVC panelled bath. Wash hand basin. Low flush wc. Part tiled walls. Hotpress.





## FIRST FLOOR

### BEDROOM (1):

15' 9" x 9' 6" (4.81m x 2.89m)

Built in storage.



### BEDROOM (2):

10' 10" x 9' 6" (3.29m x 2.90m)

Measurements to include built in storage.



### BEDROOM (3):

9' 2" x 7' 6" (2.80m x 2.28m)



## OUTSIDE

Front garden laid in lawn. Spacious rear garden laid in lawn with paved patio area. Paved path. PVC oil storage tank. Outside tap and light. Garden shed. External store with oil fired boiler.



### TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2019 to March 2020 £622.02



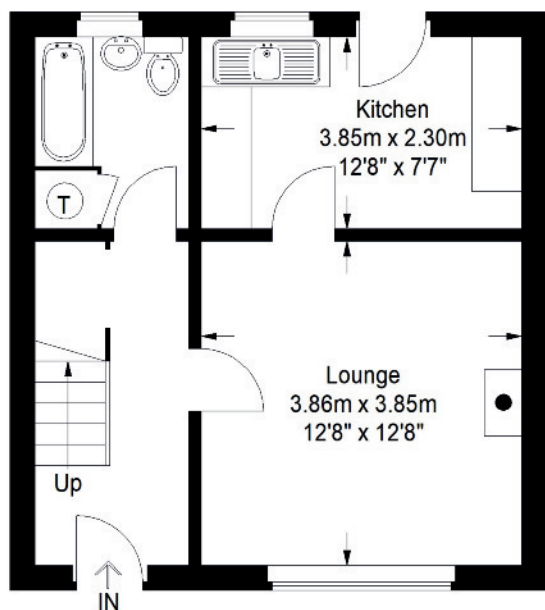
### DIRECTIONS

From Maypole Hill turn into Maypole Park. Take the second left. Number 54 is on the right.

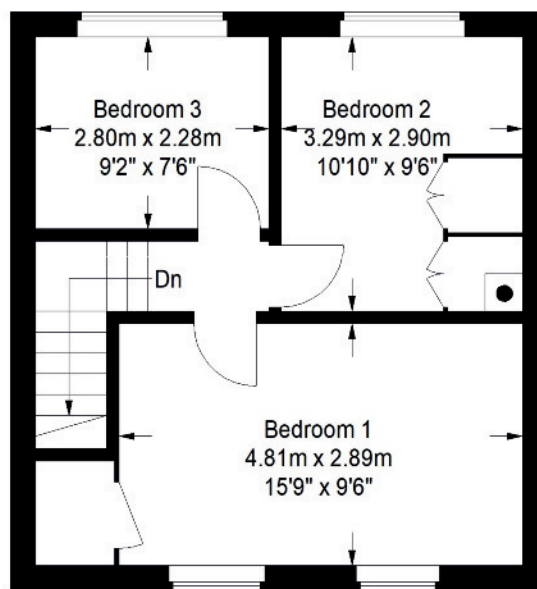
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 54 Maypole Park



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 765264)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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