

**29 CHERRYTREE COURT
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6PN**



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

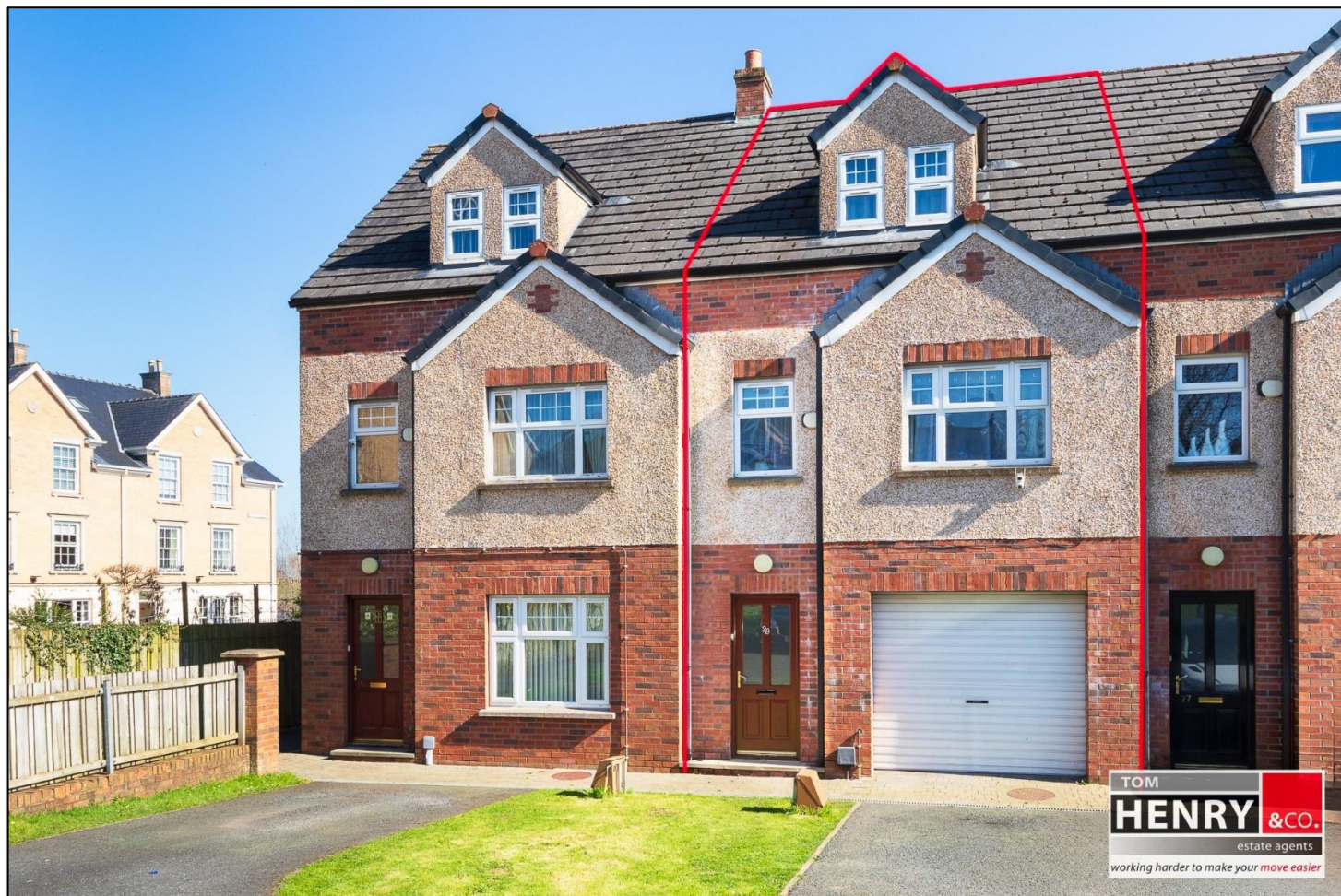
T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

CONVENIENCE ON CUNNINGHAMS LANE

A MID-TERRACE TOWN HOME; ONLY A STROLL TO LOCAL AMENITIES

PRESENTED FOR SALE TO A COMFORTABLE STANDARD THROUGHOUT, THIS MID-TERRACE TOWNHOUSE STYLE PROPERTY IS LOCATED WITHIN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT, JUST OFF CUNNINGHAMS LANE / THE GORTMERRON LINK ROAD AND IS LITERALLY ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, MAJOR EMPLOYERS, FOOD OUTLETS & PICTURESQUE DUNGANNON PARK.

OFFERING DECEPTIVELY SPACIOUS & EXCEPTIONALLY VERSATILE INTERNAL ACCOMMODATION ACROSS 3 FLOORS, THIS PROPERTY BOASTS 2 DOUBLE BEDROOMS INCLUDING A MASTER ENSUITE, A SPACIOUS KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A CONVENIENT GROUND FLOOR POWDER ROOM / CLOAK W.C. & AN INTEGRAL GARAGE. COMBINED WITH OFF-STREET PARKING & A LOW MAINTENANCE REAR GARDEN / PATIO AREA, THIS PROPERTY IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS, PROFESSIONALS, COUPLES & INVESTORS ALIKE.



OFFERS OVER: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS & VERSATILE TOWN HOME.
- 2 GENEROUS BEDROOMS; MASTER ENSUITE.
- MOST CONVENIENT LOCATION JUST OFF CUNNINGHAMS LANE / GORTMERRON LINK ROAD.
- QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- ONLY A STROLL TO LOCAL SHOPS, SCHOOLS, MAJOR EMPLOYERS, ETC.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- OFFERING INTERNAL ACCOMMODATION OF AN INTERESTING DESIGN.
- UTILITY ROOM & CLOAK W.C. / POWDER ROOM TO GROUND FLOOR.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- BATHROOM WITH 3 PIECE SUITE.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OFF-STREET PARKING TO FRONT.
- INTEGRAL GARAGE WITH ROLL-UP DOOR.
- LOW MAINTENANCE GARDEN WITH PATIO AREA TO REAR.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- GAS FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST HOME ON WHICH TO ADD YOUR OWN TASTE.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

TIMBER EXTERNAL DOOR WITH GLAZED TOP PANELS. TILED FLOOR. DOOR TO INTEGRAL GARAGE. CARPET TO STAIRS TO FIRST FLOOR. UNDER STAIR CLOAK STORE.



UTILITY ROOM:

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. TIMBER EXTERNAL DOOR WITH GLAZED TOP PANEL.



POWDER ROOM:
TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.



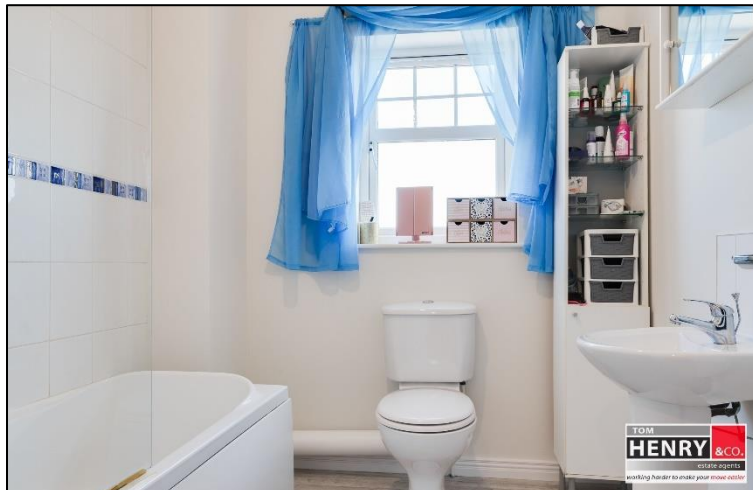
KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. TILED SPLASHBACK. TILED FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP SHOWER FITTING. TOILET. WASH HAND BASIN. SOME WALL TILING.

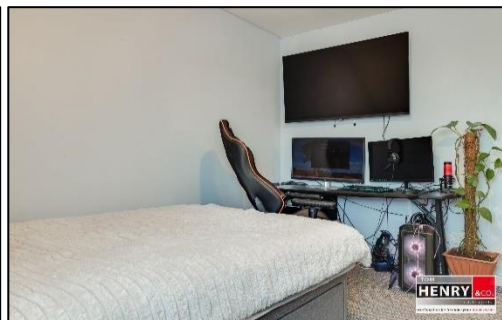
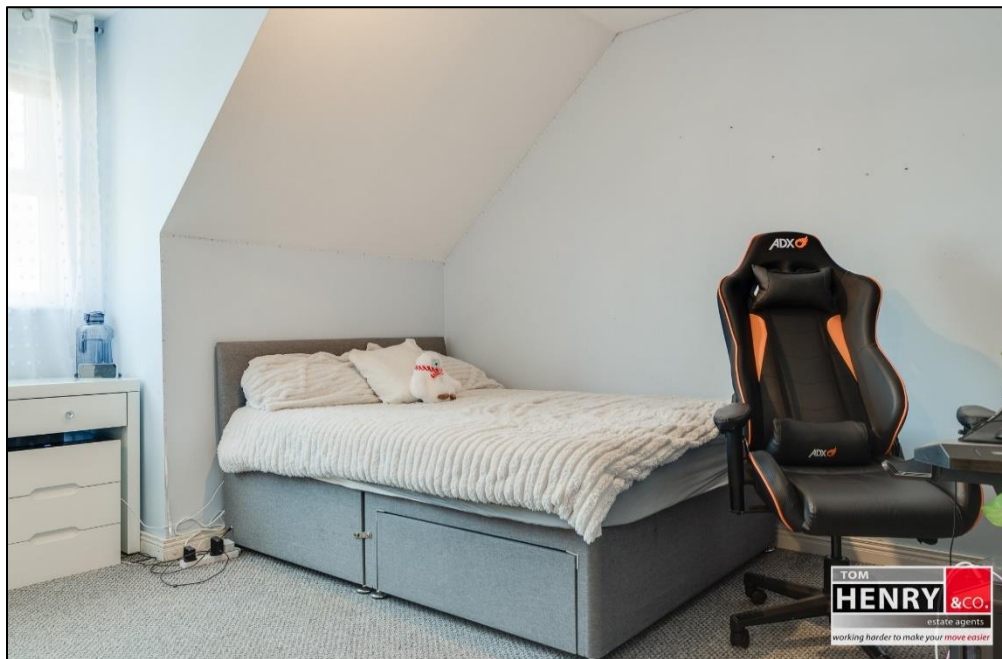


SECOND FLOOR:

STAIRS & LANDING:
CARPET.

BEDROOM 1:
TO REAR. CARPET TO FLOOR.

ENSUITE:
FULLY TILED SHOWER. TOILET. WASH HAND BASIN. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



OUTSIDE:

TARMAC PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

INTEGRAL GARAGE: ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED SLABBED PATIO AREA TO REAR.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

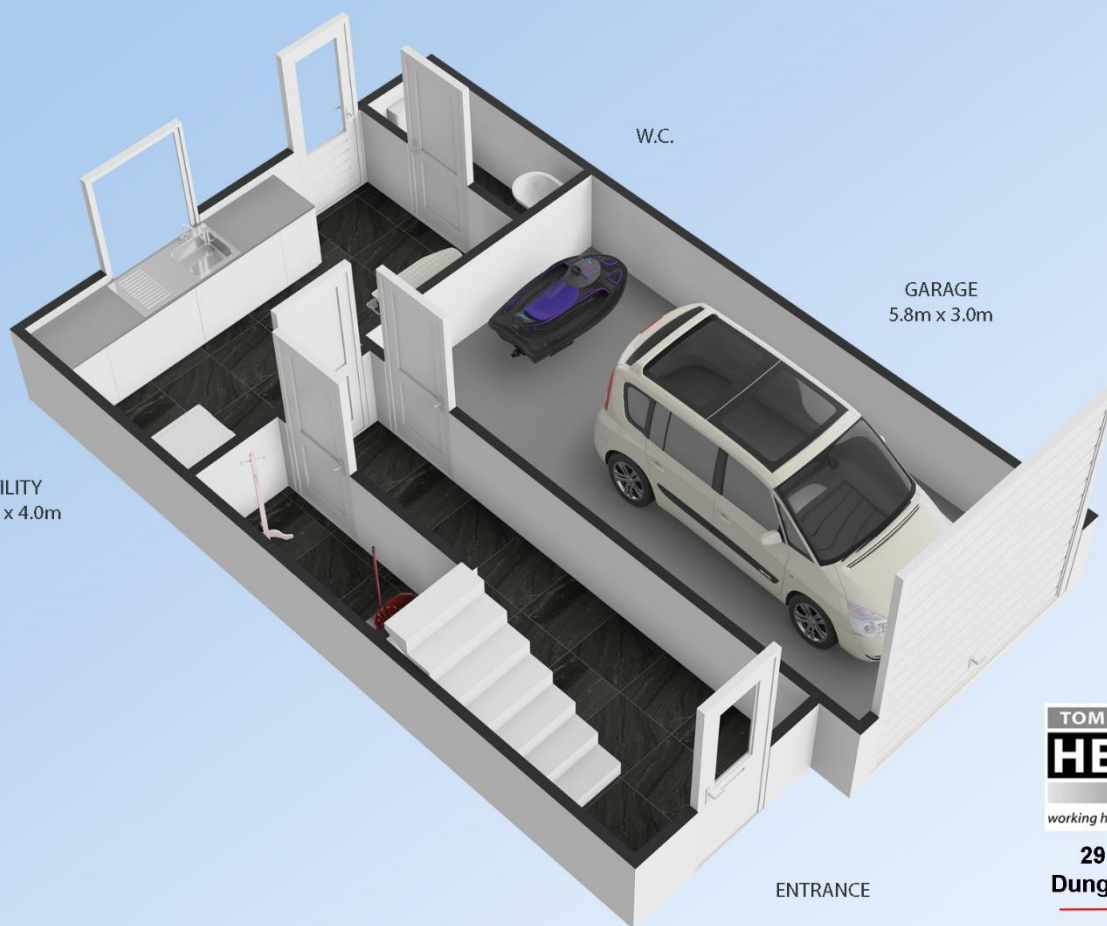


Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

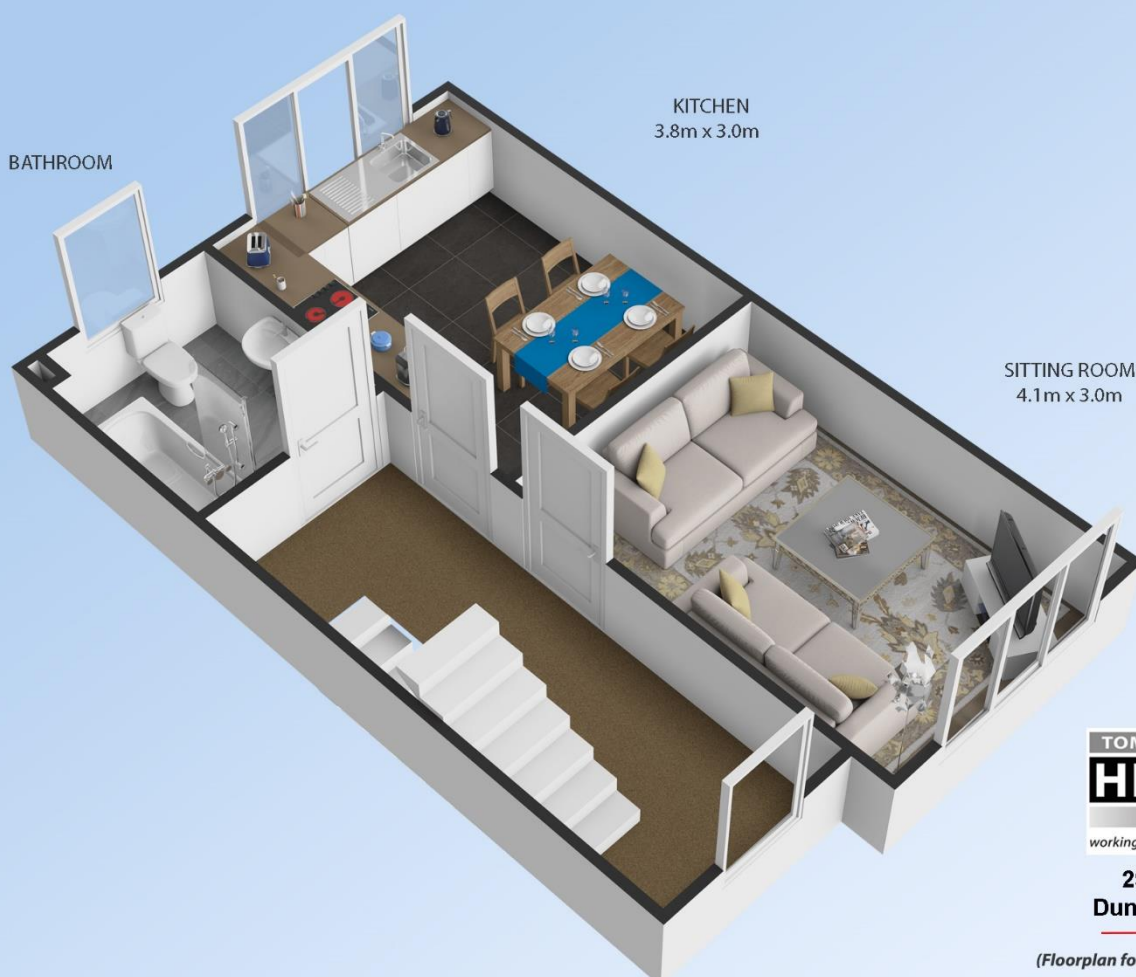
www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992



TOM
HENRY & CO.
estate agents
working harder to make your *move* easier

**29 Cherrytree Court
Dungannon, BT71 6PN**

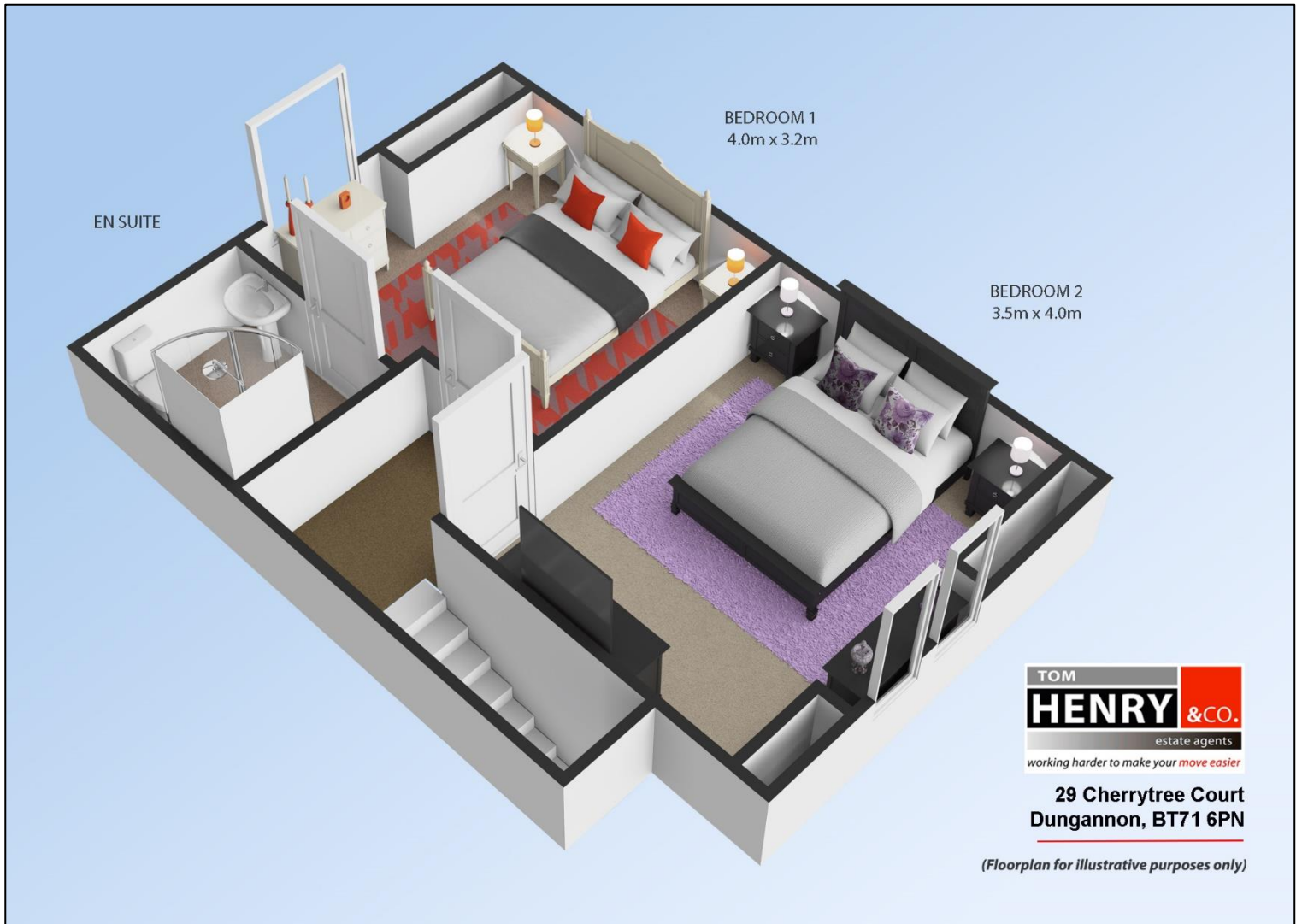
(Floorplan for illustrative purposes only)



TOM
HENRY & CO.
estate agents
working harder to make your *move* easier

**29 Cherrytree Court
Dungannon, BT71 6PN**

(Floorplan for illustrative purposes only)



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.