

**92 BROOKFIELD AVENUE
GORTMERRON LINK ROAD
DUNGANNON
CO. TYRONE
BT71 6UR**



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

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“BEAUTIFUL IN BROOKFIELDS” JUST CHECK OUT THAT BACK GARDEN!

AN IMMACULATELY PRESENTED 4 BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A FANTASTIC SITE

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, NO. 92 BROOKFIELD AVENUE ENJOYS A PRIME SITE WITH A SUPERB REAR GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, MAJOR EMPLOYERS, RENOWNED SCHOOLS & THE PICTURESQUE DUNGANNON PARK AND ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS SPACIOUS & VERSATILE SEMI-DETACHED HOME OFFERS 4 BEDROOMS, MASTER ENSUITE, A GENEROUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH SPACE FOR DINING, A HANDY SEPARATE UTILITY ROOM & A DECKED AREA THAT IS JUST BEGGING FOR THE BBQ!

READY TO BE IMMEDIATELY ENJOYED BY THE FORTUNATE PURCHASER... FIRST-TIME BUYERS & FAMILIES ALIKE!



OFFERS OVER: £189,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A 4 BEDROOM SEMI-DETACHED PROPERTY.
- CONSTRUCTED C. 2019 & OWNER OCCUPIED SINCE NEW.
- SITUATED ON A MOST GENEROUS SITE WITH A SUPERB REAR GARDEN.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, MAJOR EMPLOYERS, RENOWNED SCHOOLS, ETC.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- MASTER BEDROOM ENSUITE.
- GENEROUS SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- OFF STREET PARKING.
- COVERED DECKED AREA TO REAR; GREAT FOR ENTERTAINING / BBQ-ING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST OR FAMILY HOME.





ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLASS PANEL & GLASS SIDE PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS. SPACE FOR STROAGE UNDER STAIRS.



SITTING ROOM:

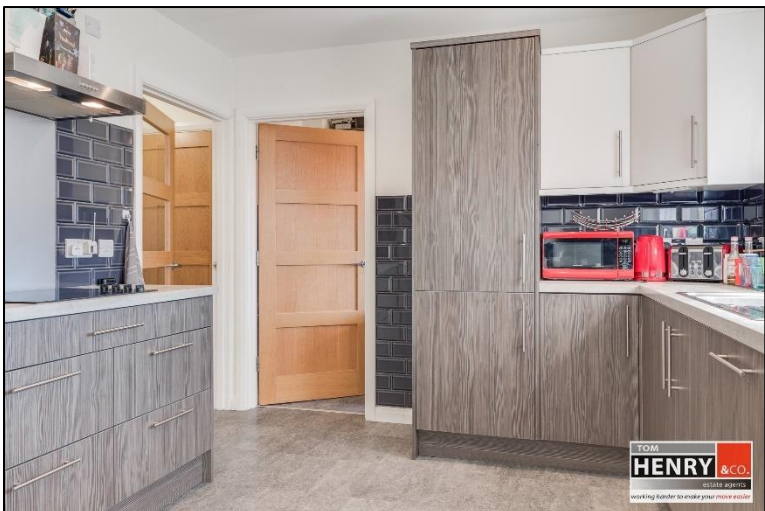
PART GLAZED DOOR FROM ENTRANCE HALL. GLASS FRONTED STOVE. PRE-FINISHED FLOOR.

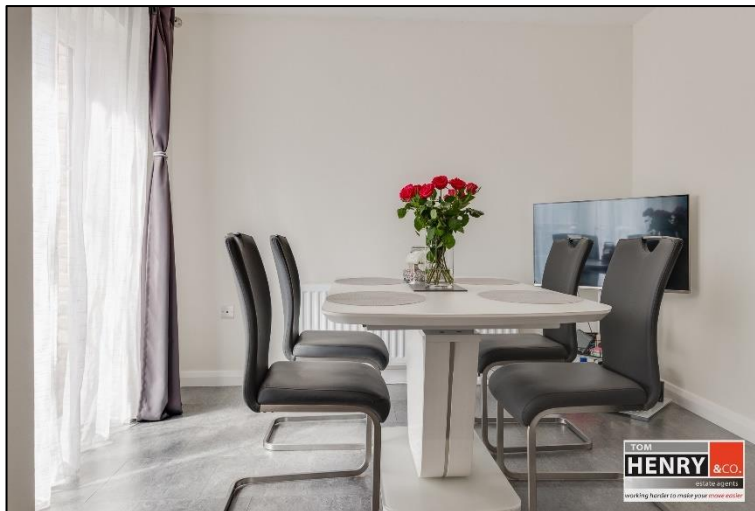




KITCHEN / DINING AREA:

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED ELECTRIC HOB WITH X-FAN OVER IN S.S. CANOPY. EYE LEVEL INTEGRATED OVEN. INTEGRATED FRIDGE. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. PRE-FINISHED FLOOR. DOWN LIGHTING TO CEILING. DINING AREA WITH GLAZED FRENCH DOORS TO REAR DECKED AREA.



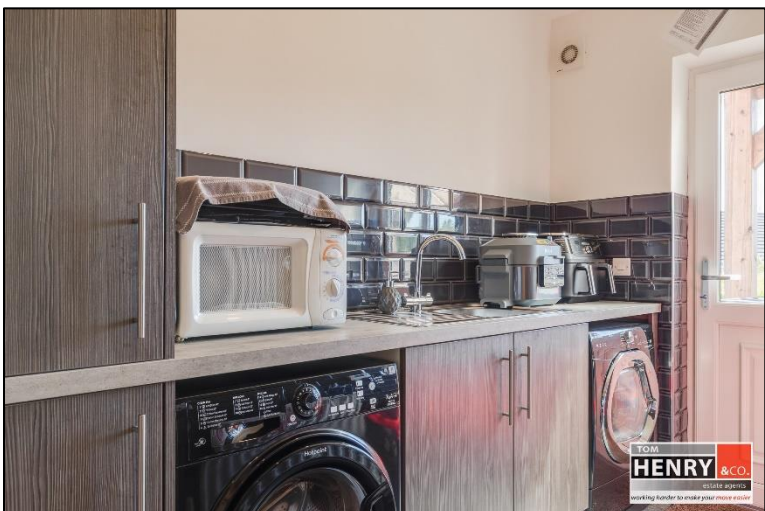


UTILITY ROOM:

FITTED UNITS TO COMPLIMENT KITCHEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FREEZER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. PRE-FINISHED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.

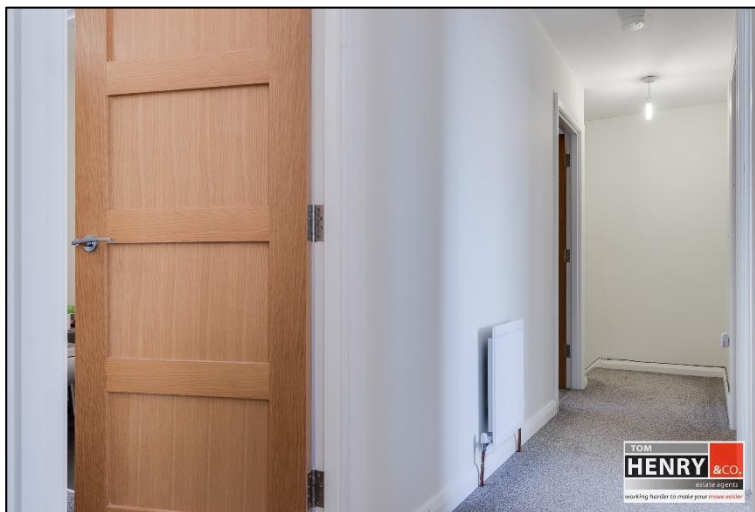
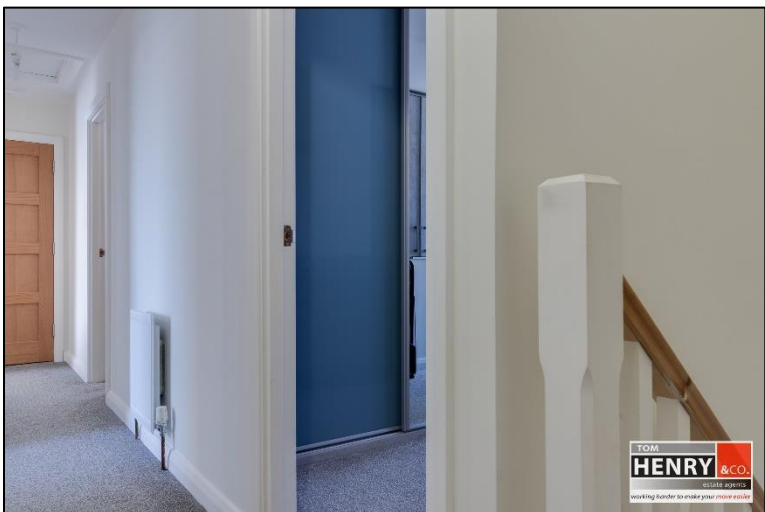


FIRST FLOOR:

STAIRS & LANDING:

CARPET.

HOTPRESS:

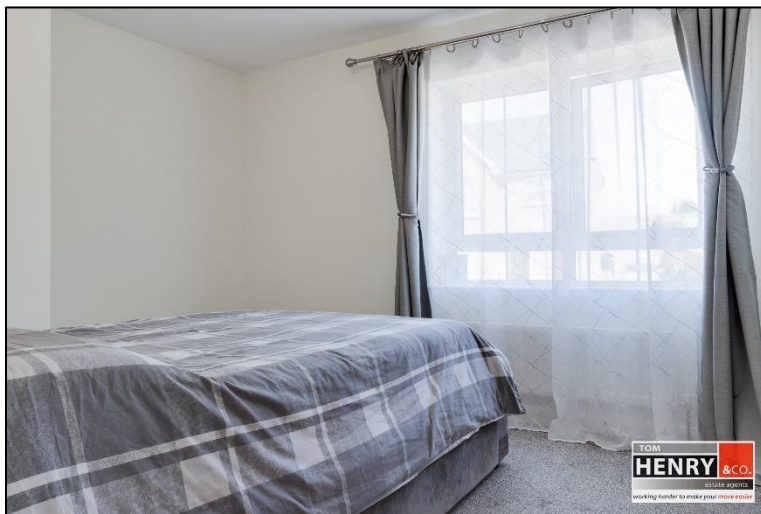
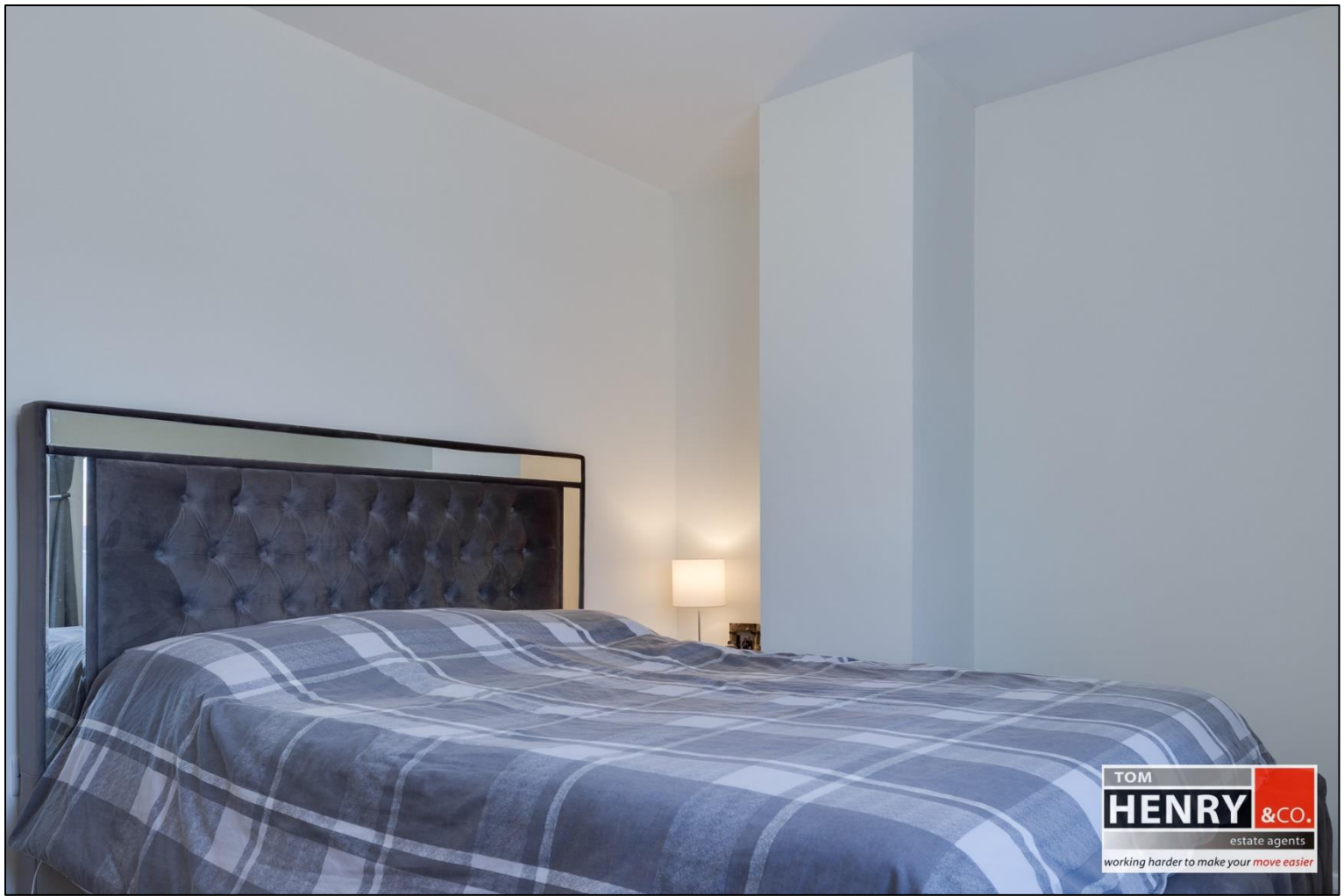


BEDROOM 1:

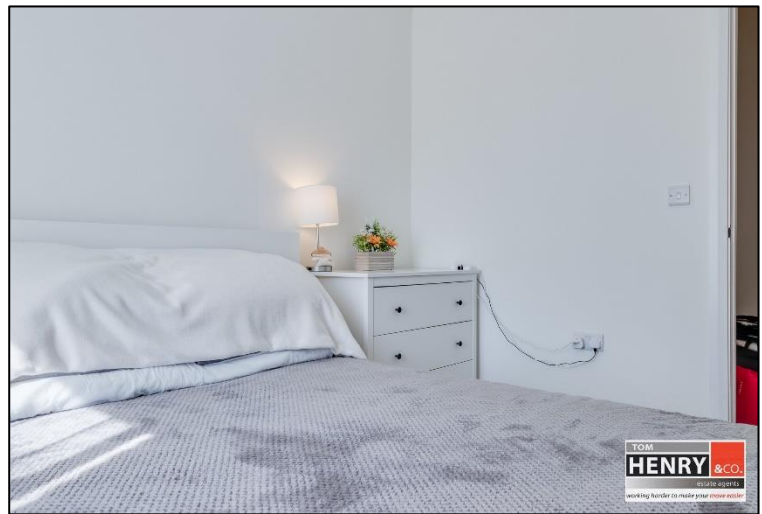
TO FRONT. CARPET TO FLOOR.

ENSUITE:

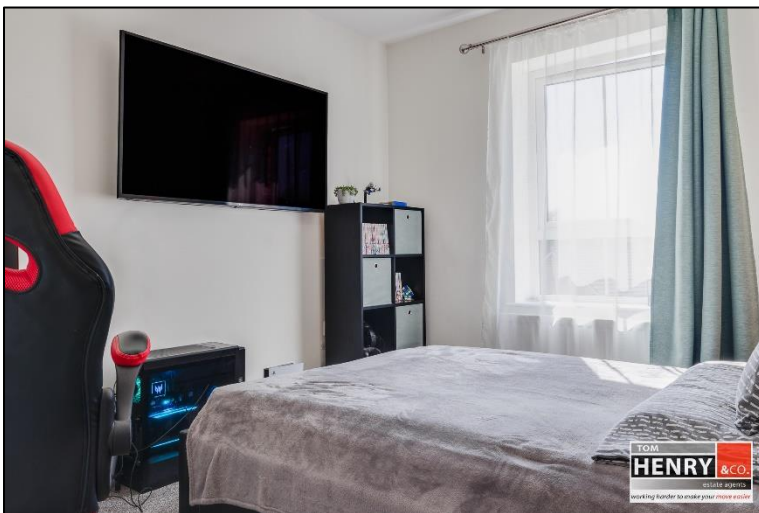
POD TYPE SHOWER WITH DUAL HEAD FITTING. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. PRE-FINISHED FLOOR. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:

TO FRONT. CURRENTLY UTILIZED AS A DRESSING ROOM. FITTED SLIDE ROBES WITH SHELVED & HANGING SPACE. CARPET TO FLOOR.



BATHROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP SHOWER FITTING. TOILET. POD TYPE SHOWER WITH DUAL HEAD FITTING. SOME WALL TILING. PRE-FINISHED FLOOR. X-FAN.

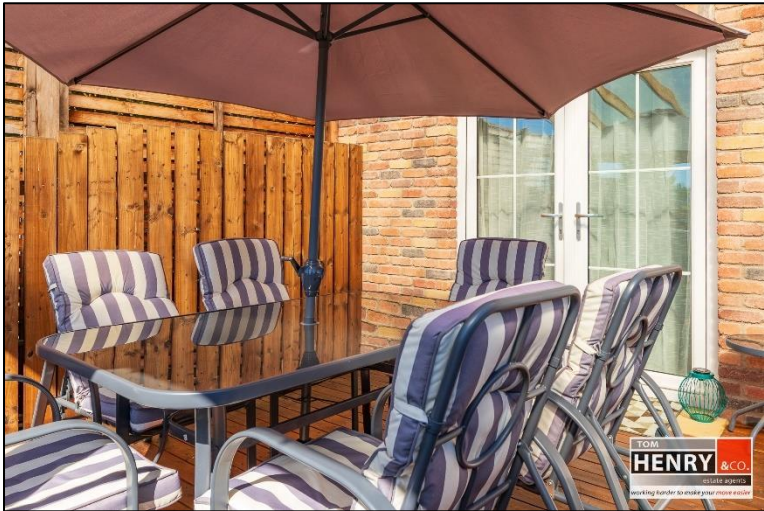


OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. OFF STREET PARKING TO FRONT / SIDE.

GENEROUS GARDEN TO REAR LAID TO LAWN. COVERED DECKED AREA. OUTSIDE WATER TAP.





KITCHEN
3.1m x 3.0m

SITTING ROOM
4.0m x 3.0m

UTILITY
3.1m x 1.6m

W.C.

ENTRANCE



**92 Brookfield Avenue
Dungannon BT71 6UL**

(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
3.0m x 2.5m

BEDROOM 3
3.0m x 2.7m

BEDROOM 1
3.0m x 3.5m

EN SUITE

BEDROOM 4
4.0m x 2.6m



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > **Professional & efficient service.**
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VALUATIONS.

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