8 PARK AVENUE
OLD EGLISH ROAD
DUNGANNON
CO. TYRONE
BT71 7PF

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

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

T: (028) 8772 6992
E: info@tomhenryandco.com

THE PERFECT FIRST PROPERTY IN PARK AVENUE?

A WELL-PRESENTED SEMI-DETACHED PROPERTY WITH A GARAGE IN A CONVENIENT LOCATION

THIS 3 BEDROOM PROPERTY IS SITUATED IN "PARK AVENUE", JUST OFF THE EVER POPULAR & HIGHLY SOUGHT-AFTER OLD EGLISH ROAD, WITHIN STROLLING DISTANCE OF THE PICTURESQUE "BLACK LOUGH" & LOCAL PRIMARY SCHOOL. THE PROPERTY IS ALSO CONVENIENT TO DUNGANNON TOWN CENTRE & THE M1 / A4 INTERSECTION FOR COMMUTING.

PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT, THIS COMFORTABLE HOME BOASTS A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH SPACE FOR CASUAL DINING, A BATHROOM WITH A 3 PIECE SUITE & A DETACHED GARAGE WITH A SEPARATE UTILITY STORE. SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE PURCHASERS; FROM FIRST-TIME BUYERS SEEKING AN AFFORDABLE HOME, DOWN-SIZERS WANTING TOWN CONVENIENCE & DISCERNING INVESTORS WISHING TO ADD A "READY-TO-GO" PROPERTY TO THEIR PORTFOLIO.

"EXPECTED TO ATTRACT A HIGH LEVEL OF INTEREST, EARLY VIEWING IS RECOMMENDED TO AVOID MISSING OUT"

GUIDE PRICE: £129,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

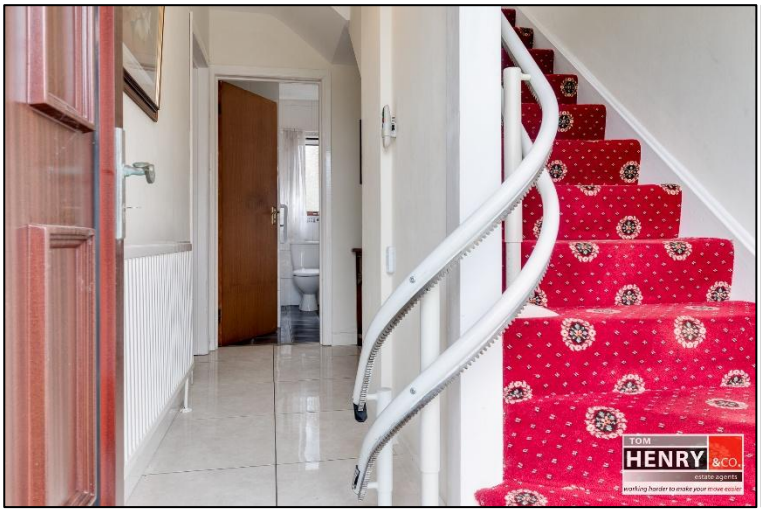
PROPERTY FEATURES:

- A SEMI-DETACHED PROPERTY IN QUIET RESIDENTIAL CUL-DE-SAC.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- ONLY A STROLL TO THE PICTURESQUE “BLACK LOUGH” & LOCAL PRIMARY SCHOOL.
- WITHIN WALKING DISTANCE TO DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 / A4 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- BATHROOM WITH 3 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- GARDENS TO FRONT & REAR.
- OFF-STREET PARKING.
- DETACHED GARAGE WITH UTILITY STORE.
- WOULD MAKE A GREAT AFFORDABLE & CONVENIENT FIRST HOME.
- SURE TO ALSO APPEAL TO INVESTORS & DOWNSIZERS.
- VIEW EARLY TO AVOID DISAPPOINTMENT.

ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST, SIDE PANELS & FANLIGHT. TILED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH MARBLE SURROUND & HEARTH WITH DISPLAY SHELVING. PRE-FINISHED FLOOR. OPEN TO FORMAL DINING AREA. GLAZED DOOR TO KITCHEN / CASUAL DINING AREA.

KITCHEN / CASUAL DINING AREA:

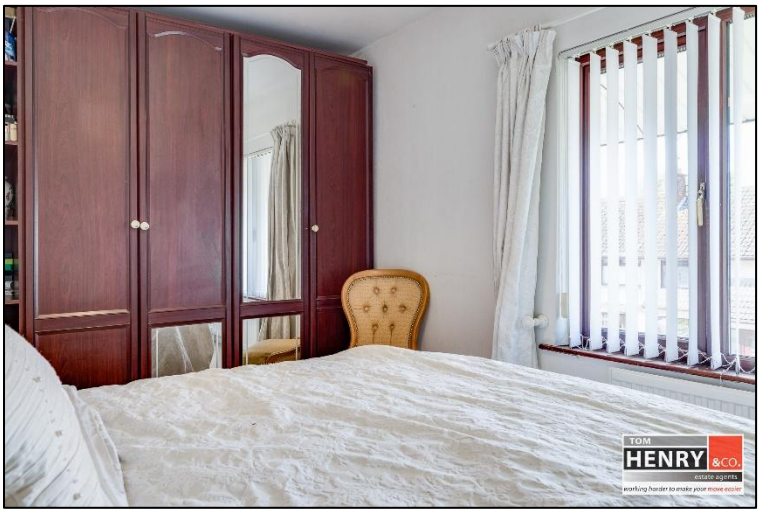
GLAZED DOOR FROM SITTING ROOM / FORMAL DINING AREA. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. SPACE FOR FRIDGE. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C EXTERNAL REAR DOOR WITH GLAZED PANELS.

BATHROOM:
BATH WITH HANDHELD SHOWER FITTING. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TOILET. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.

BEDROOM 3:
TO REAR. CARPET TO FLOOR.

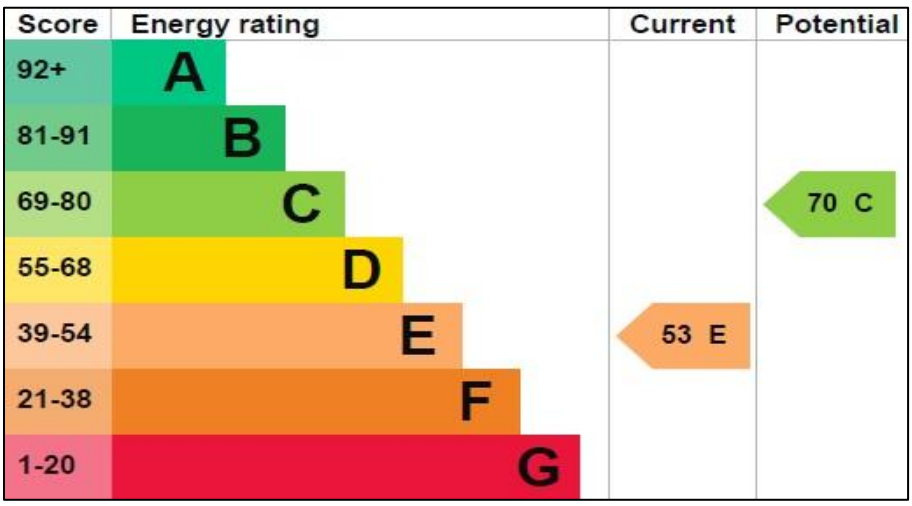
OUTSIDE:

CONCRETE DRIVE & PARKING TO FRONT / SIDE TO GARAGE.
GARDEN TO FRONT LAID TO LAWN WITH GRAVELLED SHRUB BED.

GARAGE:
ROLL-UP DOOR TO FRONT. WOODEN PEDESTRIAN DOOR TO SIDE.
ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER.

UTILITY STORE:
PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. S.S. SINK & DRAINER. ELECTRIC LIGHTS & POWER POINTS.

ENCLOSED GARDEN TO REAR WITH PAVED PATIO AREA. RAISED FLOWER BEDS. EXTERNAL WATER TAP.



Thinking of selling or renting your home?

TOM HENRY &CO. estate agents est. 1979

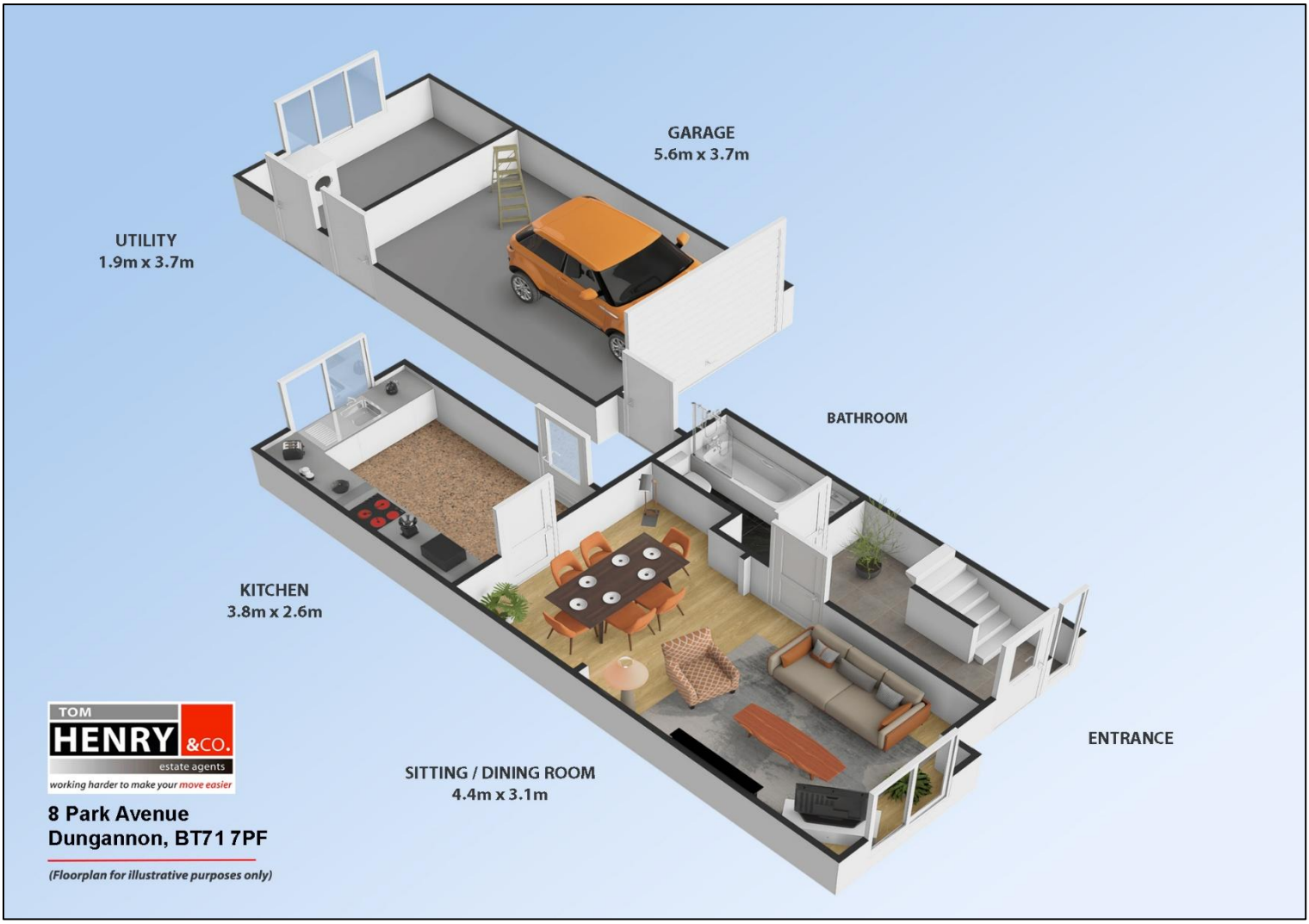
Want to know what your property is worth?

> *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

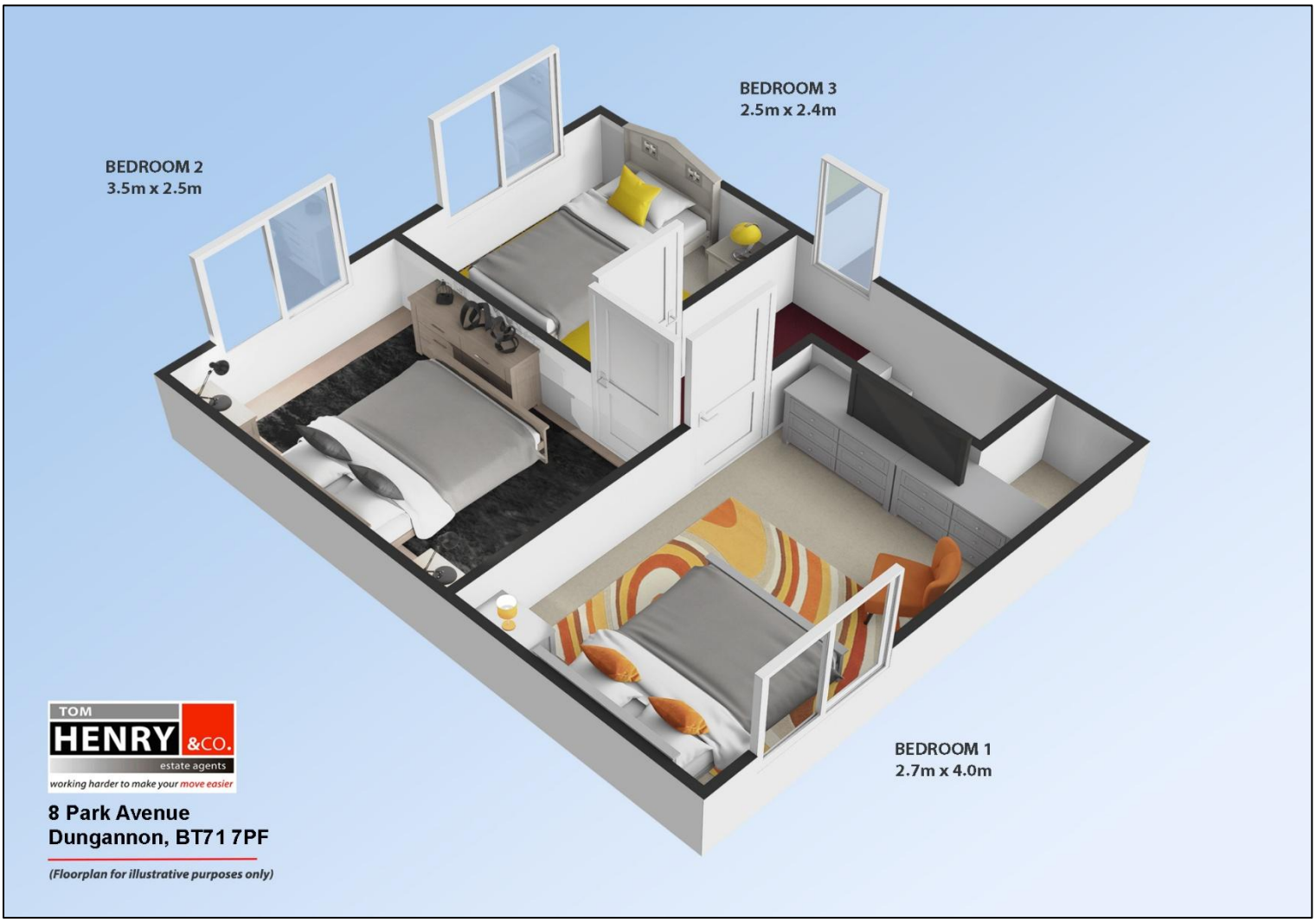
FLOORPLANS FOR I.D. PURPOSES ONLY.



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

8 Park Avenue
Dungannon, BT71 7PF

(Floorplan for illustrative purposes only)



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

8 Park Avenue
Dungannon, BT71 7PF

(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 0.5m / 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.