

30 The Granary , Waringstown, BT66 7TG

A great three bedroom semi detached property in this desirable development in the sought after village of Waringstown. All village amenities including school within walking distance as well as being convenient to the larger neighbouring towns of Lurgan and Banbridge.

Offering well appointed accommodation which includes bright living room with open fire, spacious kitchen for family gatherings with double doors out to patio and fully enclosed rear and generous ensuite master bedroom.

Adding further appeal is an all important garage which includes separate utility to rear.

This property presents as an excellent opportunity for first time buyers as well as those looking to downsize. Viewing recommended to appreciate full potential.

Offers in the region of £174,950

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Entrance Hall

Living Room

17'11 x 13'2 (5.46m x 4.01m)

Kitchen/Dining

20'5 x 11'5 (6.22m x 3.48m)

Landing

Bedroom 1

14'6 x 11'5 (4.42m x 3.48m)

Ensuite

Bedroom 2

12'11 x 8'6 (3.94m x 2.59m)

Bedroom 3

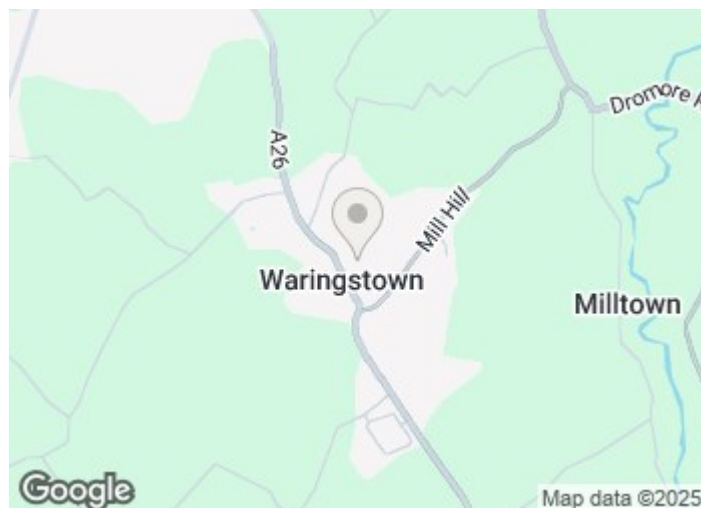
9'5 x 8'8 (2.87m x 2.64m)

Bathroom

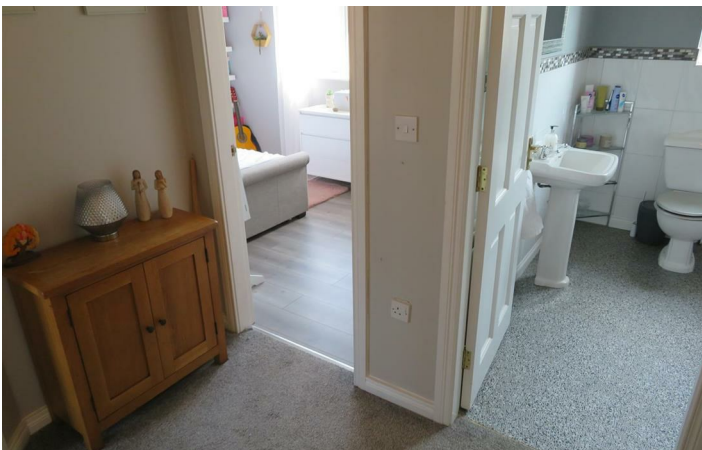
8'6 x 7'5 (2.59m x 2.26m)

Garage

Outside



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 