



Tastefully Decorated Three Bedroom Semi
Ideal For First Time Buyers
Enclosed Garden With Climbing Frame
Views Over Fields At Front



6 Knockview Grove, Tandragee, Co Armagh BT62 2FA

- Entrance hall
- Downstairs w.c
- Lounge with multi fuel stove
- Dining area with patio doors
- Attractive shaker style kitchen
- Built-in appliances
- Three bedrooms
- Bathroom with bath and walk in shower
- PVC double glazed windows
- Oil fired heating
- Garage with roller door
- Enclosed rear garden

PRICE GUIDE £160,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Tastefully Decorated Three Bedroom Semi

Ideal For First Time Buyers

Enclosed Garden With Climbing Frame

Views Over Fields At Front

Entrance hall

7' 2" x 6' 0" (2.18m x 1.83m) PVC front door

W.c.

5' 8" x 3' 10" (1.73m x 1.17m) W.c., wash hand basin, tiled floor

Lounge

12' 2" x 12' 0" (3.71m x 3.66m) Fireplace with multi fuel stove and wood mantle, open plan to dining area

Kitchen

19' 8" x 8' 5" (5.99m x 2.57m) Cream coloured shaker style kitchen with high & low level units, built-in oven, hob, extractor fan, dishwasher, fridge & freezer, 1½ bowl stainless steel sink, partially tiled walls, tiled floor, walk-in larder, open plan to dining area with patio doors

1st floor landing

Hot press

Bedroom 1

12' 0" x 10' 4" (3.66m x 3.15m) Built-in wardrobes

Bedroom 2

8' 7" x 8' 2" (2.62m x 2.49m) Built-in wardrobes

Bedroom 3

9' 1" x 8' 7" (2.77m x 2.62m) Built-in wardrobes

Bathroom

6' 9" x 6' 3" (2.06m x 1.91m) Modern white suite comprising panelled bath with hand held shower, wash hand basin with vanity unit, w.c., walk-in shower, panelled walls and ceiling, laminate floor

Outside

Front garden laid in lawn, shrub bed

Tarmac driveway

Enclosed rear garden laid in lawn with patio area

Garage

18' 10" x 13' 0" (5.74m x 3.96m) Roller door, low level units,

