



## 37 Mill Hill

Waringstown, Craigavon, BT66 7QW

Jones Estate Agents are delighted to bring to the market this fully renovated three bedroom detached property on the Mill Hill in Waringstown. Village centre and all amenities including the renowned primary school within walking distance. Conveniently located for access to larger neighbouring towns of Banbridge and Lurgan, as well as links to the M1 motorway and carriageway.

With all the hard work completed, this newly renovated home offers generous accommodation which the new owners will be able to immediately enjoy. The brand new fitted kitchen in an on trend colour at the heart of the home with generous open plan dining, offers a great space for family and friends to gather. The light filled living room with attractive stove and sliding door to generous patio, makes this another gathering space for family and friends all year round.

What makes this property stand out from the rest is the outstanding site it sits on. The extensive lawn, generous paved patio and concrete driveway is the icing on the cake!

Viewing most definitely recommended to appreciate fully.

**Offers in the region of £250,000**

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- Fully renovated detached property in sought after village of Waringstown
- Attractive fitted kitchen with integrated appliances
- Utility room
- Outstanding site comprising generous concrete driveway, patio and extensive lawn
- Generous living room with stove and sliding patio door
- Ground floor WC
- Three double bedrooms
- Modern first floor family bathroom
- Gas fired central heating

## Entrance Porch

7'7 x 4'10

## Entrance Hall

## Living Room

20'1 x 16'1

## Kitchen/Dining

20' x 16'1 (deepest points)

## WC

## Utility Room

7'10 x 6'1

## Landing

## Bedroom 1

16'2 x 10'9

## Bedroom 2

12'9 x 8'11

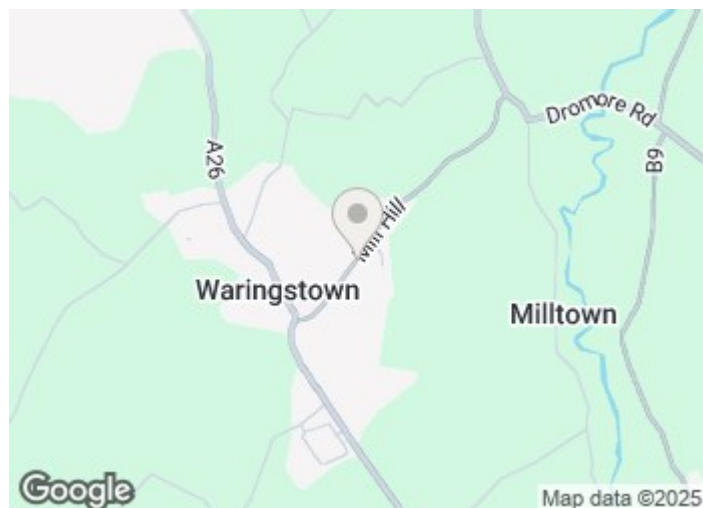
## Bedroom 3

13'3 x 9'10

## Bathroom

9'11 x 9'8

## 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.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

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