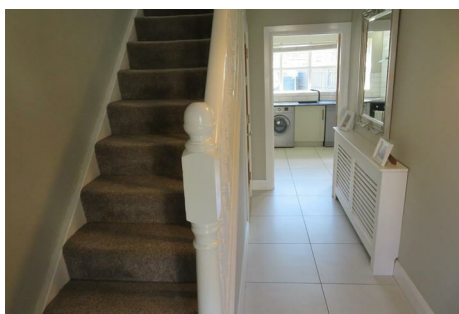
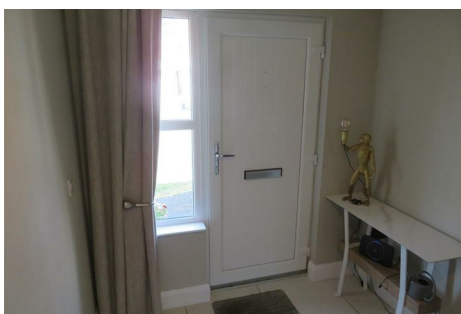




41 Beech Meadows

Waringstown, Craigavon, BT66 7UL

A modern, well presented three bedroom semi detached property in this popular development in the highly sought after village of Waringstown. All amenities in the village within walking distance, and the larger neighbouring towns of Lurgan and Banbridge nearby. Waringstown is also conveniently located for ease of access to Moira and the M1 motorway network.

Boasting a spacious open plan living/kitchen at the heart of the home, a sought after feature for today's modern living which will attract attention from first time buyers and young families alike. Patio doors opening out to a generous fully enclosed rear garden comprising large lawn and patio, adding further appeal for families and those who love to entertain.

In great order throughout, this home is move in ready. Early viewing comes highly recommended.

Offers in the region of £162,500

41 Beech Meadows

Waringstown, Craigavon, BT66 7UL



- Modern three bedroom semi detached property in sought after residential development
- Modern first floor family bathroom
- Oil fired central heating
- Open plan kitchen/dining/living
- Generous rear garden with freshly laid roll down turf
- Ground floor WC
- Spacious tarmac driveway

Entrance Hall

Ground Floor WC

Kitchen/Dining

18'5 x 9'4 (5.61m x 2.84m)

Living Room

25'11 x 11' (7.90m x 3.35m)

Landing

Bedroom 1

12'11 x 9'2 (37.16m x 2.79m)

Bedroom 2

12'7 x 9'2 (3.84m x 2.79m)

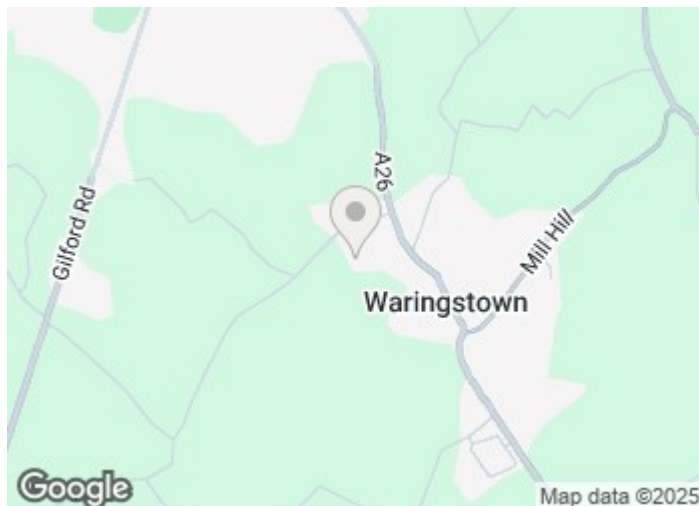
Bedroom 3

8'11 x 8'11 (2.72m x 2.72m)

Bathroom

8'8 x 5'8 (2.64m x 1.73m)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC