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APEX
PROPERTY AGENCY

FOR SALE
2 MOSS ROAD
WARINGSTOWN
BT66 7QR



Two bedroom semi detached house
OFFERS AROUND £114,950
Viewing strictly by appointment only



Number 2 is a charming two bedroom semi detached home situated on the Moss Road in Waringstown. This beautiful property is ideally located within walking distance to Waringstown village and situated close to schools, shops and all local amenities. This superb property comprises bright and cosy living room with open fire in feature fireplace, open plan kitchen/dining room and ground floor bathroom. Two well proportioned bedrooms and shower room completes the first floor. Fully enclosed extensive private rear garden laid in lawn with trees, shrubs and bedding areas, surrounded by timber fencing and hedging. Spacious tarmac driveway providing ample off street parking for numerous vehicles and large metal garage. Front garden with shrubs and bedding areas surrounded by timber fencing and hedging. This fantastic home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this charming home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door with arch window panel leading to hallway, enclosed storage cupboard, single panel radiator and laminate flooring.



LIVING ROOM:

12' 0" x 11' 4" (3.66m x 3.45m)

Front aspect living room with open fire in feature fireplace and back boiler heating upstairs radiators, single panel radiator, venetian blinds and laminate flooring.





KITCHEN/DINING ROOM:

19' 3" x 9' 2" (5.87m x 2.79m) (At furthest points)

Open plan kitchen/dining room with an excellent range of high and low level cupboards and drawers, ceramic sink bowl, integrated oven & hob with extractor fan above, fridge/freezer, slim line dishwasher and microwave. Breakfast bar, pantry cupboard and hot press. Two single panel radiators, part tiled walls and tile flooring, space for table and chairs.





BATHROOM:

6' 5" x 5' 6" (1.96m x 1.68m)

Three piece white suite comprising panelled bath, wash hand basin embedded in vanity unit and wc. Single panel radiator, part tiled walls and tiled flooring.



LANDING:

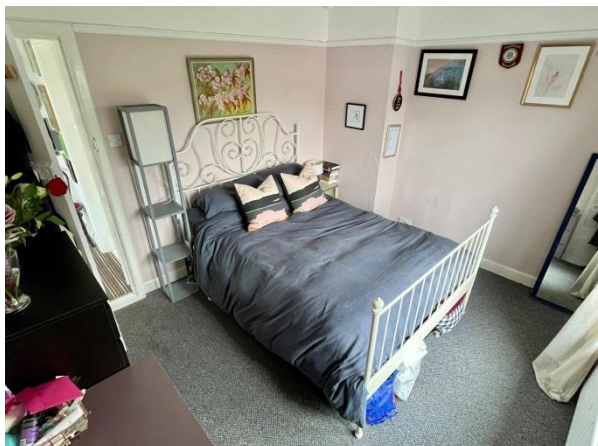
Spindle staircase leading to landing, single panel radiator and carpet flooring. Access to floored roofspace with pulldown ladder, light and power.



BEDROOM (1):

11' 6" x 9' 8" (3.51m x 2.95m)

Front aspect double bedroom, enclosed storage cupboard, single panel radiator, venetian blinds and carpet flooring.



BEDROOM (2):

9' 9" x 8' 6" (2.97m x 2.59m)

Rear aspect single bedroom, single panel radiator, roller blind and carpet flooring.



SHOWER ROOM:

6' 0" x 4' 3" (1.83m x 1.3m)

Three piece white suite comprising corner shower with Mira thermostatic shower and sliding glazed panels, wash hand basin embedded in vanity unit with tile splashback and wc. Single panel radiator, part tiled walls and tile flooring.



GARAGE:

16' 8" x 9' 4" (5.08m x 2.84m)

Spacious metal garage with light and power.



OUTSIDE:

Front garden with shrubs and bedding areas surrounded by timber fencing and hedging. Spacious tarmac driveway providing ample off street parking for numerous vehicles. Wooden gate and spacious metal garage. Fully enclosed extensive rear garden laid in lawn with trees, shrubs and bedding areas surrounded by timber fencing and hedging. Block shed housing oil fire central heating boiler and metal shed approx. 15' x 12' 7", concrete patio area, water tap and gate to front of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC Certificate Number: 2244-3955-4200-0255-9200

SPECIAL FEATURES:

- Charming bright and spacious semi detached home approx. 786 sq. ft.
- Situated on Moss Road, Waringstown, close to schools, shops and all local amenities
- Within walking distance to Waringstown Village
- Front aspect bright and cosy living room with open fire in feature fireplace
- Back boiler heating upstairs radiators
- Kitchen/dining area with integrated appliances
- Ground floor bathroom
- Two well appointed bedrooms
- First floor shower room
- Floored roofspace with light and power
- Oil fired central heating
- Extensive private rear garden
- Spacious tarmac driveway providing ample off street parking
- Metal garage approx. 16' 8" x 9' 4"
- Metal shed approx. 15' x 12' 7"
- Rates: £818.32 per year
- EPC: E
- Tenure: Freehold

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.
