



Charles Digney
Property

FOR SALE

**33 Grove Hill,
Banbridge, BT32 3GH**

Price: £139,950



An attractive 3 bedroom semi-detached home situated in a popular development off the Scarva Road.

Well presented throughout and offering excellent accommodation the property has also been upgraded recently with new kitchen and bathroom.

Ideally suited to a wide variety of prospective purchasers we highly recommend early viewing.

**CHARLES
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CONSULTANTS**

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ENTRANCE PORCH

laminated wooden floor.

ENTRANCE HALL

Glazed inner door and side panel to spacious hall, laminated wooden floor, telephone point, 1 radiator. Direct access to kitchen / dining

LOUNGE 15' 0" x 11' 4" (4.57m x 3.45m)

Centre fireplace with tiled hearth and wooden surround, TV point, laminated wooden floor, 1 radiator.

Kitchen / Dining 18' 1" x 11' 3" (5.51m x 3.43m)

New modern kitchen with center island, integrated hob and recessed spot lighting, double radiator, Tiled flooring, French doors to lounge, PVC patio doors to rear garden

Utility Room 9' 9" x 7' 9" (2.97m x 2.38m)

1ST FLOOR

Landing, hotpress.

Bedroom 1 12' 5" x 9' 10" (3.80m x 3.0m)

Built-in double robe, 1 radiator, laminated flooring

Bedroom 2 11' 0" x 11' 2" (3.36m x 3.41m)

1 radiator, laminated flooring

Bedroom 3 8' 11" x 7' 9" (2.74m x 2.38m)

Built-in robe, 1 radiator, laminated flooring

Bathroom 7' 6" x 7' 9" (2.29m x 2.36m)

Recently installed new shower room comprising white suite with low flush WC, pedestal wash hand basin, fully tiled corner shower with Mira thermostatic mixer shower, fully tiled walls and floor, heated towel rail.

Integral Garage 15' 6" x 9' 9" (4.74m x 2.99m)

Roller door, light and power, oil fired boiler. Door to utility.

Outside

Neat front lawn with tarmac driveway. Fully enclosed side and rear garden in lawn and paving outside lighting and water tap.
EPC – D59

If you are thinking of selling your house please contact us for a free no obligation appraisal on 028 3025 2010

Our business is built on referrals, please recommend our services to friends, family and colleagues.

Without prejudice / subject to contract.

