



## 66 Waringstown Road, Lurgan, Waringstown, County Armagh, Asking Price £450,000

- Excellent decorative order throughout with many high end features and finishes
- Large utility room with feature AGA stove, ground floor WC with shower and separate access from the rear
- Landscaped gardens, sweeping driveway extending to 0.3 acre
- Four generously proportioned bedrooms, master with en suite and dressing room
- Oil fired central heating
- Large patio area enjoying the sun with feature clocktower complimenting the outside space
- Four reception rooms including large sun room as well as separate study to the ground floor
- Purpose built block of four garages to rear



## Directions

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	