



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

5 Pearson Terrace

Waringstown

BT66 7RE

Bedroom	3
Reception	1
Bathroom	1



Excellent opportunity to acquire a fantastic three bedroom mid terrace property with large garden within walking distance of Waringstown Village

Offers in Region of: £119,500

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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Excellent opportunity to acquire a fantastic three bedroom mid terrace property located in the heart of Waringstown. 5 Pearson Terrace is sure to appeal to both First Time Buyers and Investors alike. Benefitting from it's location on the Moss Road, it is walking distance from schools, shops and local bus routes. Internally the property has been well looked maintained; boasting a homely living room with feature fireplace, kitchen open plan to dining, ground floor WC and three well proportioned bedrooms. To the rear of this property, sits a large fully enclosed rear garden with rear access gate. Additionally there is a detached garage and outbuilding, providing additional storage space. Early viewing comes highly recommended.



- Mid terraced property in a popular location
- Open plan kitchen dining
- Living room with feature fireplace
- Ground Floor WC
- UPVC double glazed windows
- Walking distance to schools, shops & amenities
- Oil Fired Central Heating
- Fully enclosed rear garden with rear access gate
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	77 C

ENTRANCE

Entrance door with glazed panels. Thermostat. Single panel radiator. Staircase.

LIVING ROOM

3.57m x 4.25m (11' 9" x 13' 11")

Wood effect laminate flooring. Feature fireplace with tiled hearth and electric insert. Built in storage. Double panel radiator. White ceiling rose and cornicing.

KITCHEN

3.58m x 2.46m (11' 9" x 8' 1")

Rear aspect room. Wood effect vinyl flooring. Tiled walls. A range of high and low level kitchen units. Stainless steel sink and drainer. Excellent range of appliances to include brand new Indesit oven, separate four ring electric hob with extractor fan, fridge and washing machine. Partially glazed wooden door providing access to rear.

DINING AREA

2.42m x 2.35m (7' 11" x 7' 9")

Wood effect laminate flooring. Double panel radiator. Telephone point. Thermostat. Access to Rear Hall and WC

BATHROOM

1.66m x 2.33m (5' 5" x 7' 8")

Vinyl flooring. Three piece suite comprising of corner shower enclosure with Mira Sport electric shower. Wash hand basin with pedestal. Dual flush WC. Single panel radiator. Window.



REAR HALL

0.90m x 1.79m (2' 11" x 5' 10")

Hot press. Window. Electric sockets. Fuse box.

MASTER BEDROOM

2.75m x 4.30m (9' 0" x 14' 1")

Front aspect double bedroom. Carpeted. Built in storage. Telephone point and Electric Sockets. Single panel radiator.

BEDROOM TWO

2.56m x 3.39m (8' 5" x 11' 1")

Rear aspect bedroom. Carpeted. Single panel radiator.

BEDROOM THREE

2.39m x 2.63m (7' 10" x 8' 8")

Rear aspect bedroom. Carpeted. Single panel radiator. Electric sockets

GARAGE

2.45m x 4.91m (8' 0" x 16' 1")

Up and over door. Pedestrian door. Window. Electric sockets

OUTSIDE

Fully enclosed front garden laid in stones. Paved path leading to front door.

Fully enclosed rear garden laid in lawn. Mature shrubs. Outbuilding and Boiler house. Oil tank. Outside tap. Pedestrian gate to rear.



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