

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
67 WINDSOR HILL
WARINGSTOWN
BT66 7FZ



THREE BEDROOM MID-TOWNHOUSE
OFFERS AROUND £124,950
Viewing strictly by appointment only



Number 67 is a three bedroom mid-townhouse situated in the much sought after development of Windsor Hill in Waringstown. Conveniently located within walking distance to Waringstown village, shops, local amenities, Waringstown primary school and a short drive to neighbouring towns of Banbridge and Portadown. The property comprises entrance hall, living room, kitchen/dining, downstairs WC, three first floor bedrooms and family bathroom. Tarmac driveway providing ample parking and shared entry to rear of property. Fully enclosed rear garden laid in lawn surrounded by timber fencing. Early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Timber glazed front door leading to entrance hall and living room. Laminate flooring.



LIVING ROOM:

13' 3" x 12' 8" (4.04m x 3.86m)

Front aspect living room with feature electric wall mounted fire, laminate flooring, double panel radiator and venetian blind.



KITCHEN/DINING AREA:

17' 0" x 10' 1" (5.18m x 3.07m)

An excellent range of high and low level cream cupboards and drawers, 1.5 stainless sink bowls and drainer. Integrated fridge freezer, oven and hob with stainless steel extractor fan above, dishwasher and washing machine. Pelmet lighting, double panel radiator, ceramic tile flooring, venetian blind and recessed downlighting. Downstairs WC off.



DOWNSTAIRS WC:

5' 7" x 4' 2" (1.7m x 1.27m)

Two piece white suite comprising dual flush WC, pedestal wash hand basin, single panel radiator and extractor fan.



LANDING:

Pine spindle staircase leading to landing, enclosed shelved hot press, single panel radiator, access to roof space and laminate flooring.



BEDROOM (1):

10' 8" x 10' 2" (3.25m x 3.1m)

Rear aspect double bedroom, double panel radiator, laminate flooring and venetian blind.



BEDROOM (2):

12' 5" x 9' 3" (3.78m x 2.82m) (Longest and widest)

Front aspect double bedroom, double panel radiator, venetian blind and laminate wood flooring.



BEDROOM (3):

9' 5" x 9' 5" (2.87m x 2.87m) (Longest and widest)

Front aspect single bedroom, built in wardrobe, double panel radiator, venetian blind and laminate flooring.



BATHROOM:

8' 2" x 6' 7" (2.49m x 2.01m)

Four piece white suite comprising panel bath, pedestal wash hand basin with mixer tap, curved corner shower cubical with sliding glazed panels and Triton electric shower and dual flush WC. Tiled splashbacks and shower panels, vinyl flooring, double panel radiator and extractor fan.

**OUTSIDE:**

Tarmac driveway providing ample parking with shared entry to rear of property. Feature red brick wall, laid in lawn, shrubs and plants to front of property. Fully enclosed rear garden laid in lawn surrounded by timber fencing. Tile paved patio, access gate to side of property and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 6732-0622-2209-0148-2202

SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient location
- Within walking distance to Waringstown Village
- Close proximity to schools, shops and all local amenities
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- Three bedroom mid-townhouse
- Kitchen/Dining with integrated appliances
- Downstairs WC
- Family bathroom with four piece white suite
- Pine doors throughout
- Fully enclosed rear garden
- Tarmac driveway providing off street parking
- Oil fire central heating
- Floor area: 1017.2 Sq. Ft. Approx. (Land and Property Services)
- Rates: £802.38 per year

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.