



FOR SALE

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16 Deramore Close, Moira BT67 0PZ

Offers in the Region of £179,950

PROPERTY DESCRIPTION

A beautifully appointed semi-detached home enjoying a cul de sac setting in this residential area just off Backwood Road.

Only a short distance from Main Street, many amenities are closeby, whilst the motorway network is only a few minutes away by car.

The property itself is tastefully presented, benefitting from a modern fitted Kitchen and Bathroom and is just ready for the discerning buyer to move in.

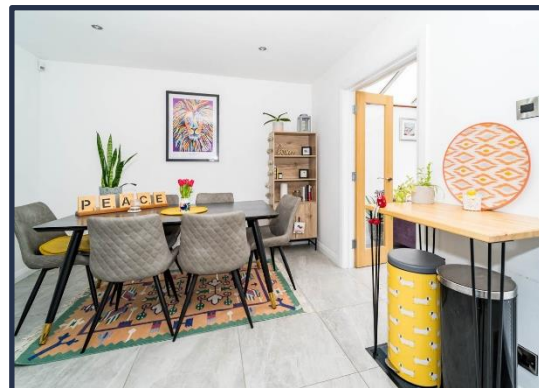
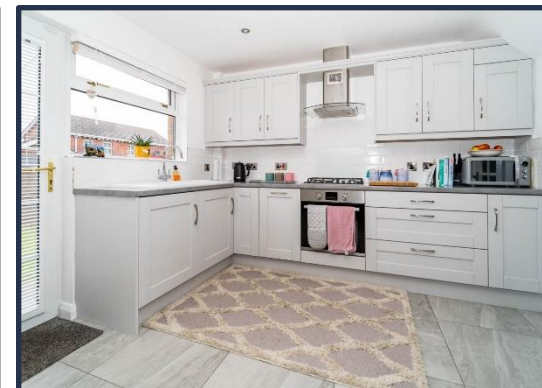
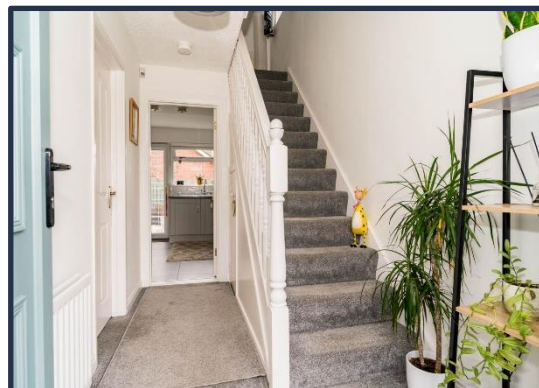
Accommodation comprises in brief:- Entrance Hall; Lounge; Kitchen open plan Dining Area; uPVC double glazed Conservatory.

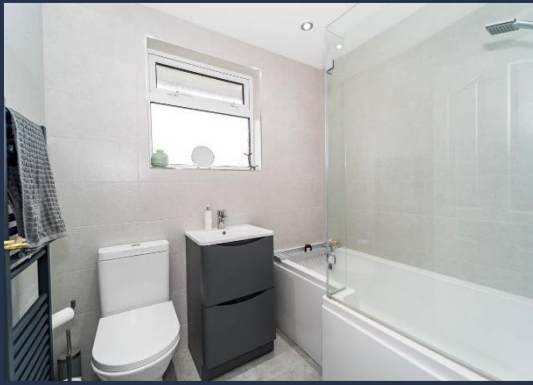
First floor: 3 Bedrooms; Bathroom.

Specification includes: Gas fired central heating; uPVC double glazed windows; uPVC fascias; Alarm system; modern fitted Kitchen with built-in appliances; modern fitted Bathroom; part floored Roofspace approached by folding wooden ladder.

Outside: Long tarmacadam driveway to side. Enclosed rear garden in lawn with paved patio area. Timber fence and brick wall surround. Brick built store with power. Shed. Tap. Lighting.

LOCATION: From Main Street take the Backwood Road. Take fifth turn on the left hand side into Deramore Avenue, then right into Oldfort Road and second right into Deramore Close.





GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door with glazed side panel. Understairs storage cupboard.

LOUNGE 3.77m (12'4") x 3.62m (11'11")

Fireplace with ornate sandstone surround and hearth. Bow window. Dimmer switch.

KITCHEN open plan DINING AREA 5.63m (18'6") x 3.27m (10'9")

Range of `Shaker` style cupboards. `Rangemaster` large and small bowl sink unit with mixer tap. Built-in oven, 4 ring gas hob and extractor fan in stainless steel. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Tiled floor. Downlighters in chrome. uPVC double glazed rear door. Twin glazed doors to:-

uPVC double glazed CONSERVATORY 3.57m (11'9") x 2.37m (7'9")

Tiled floor.

FIRST FLOOR

BEDROOM 1 3.76m (12'4") x 3.13m (10'3")

BEDROOM 2 3.46m (11'4") x 3.29m (10'10")

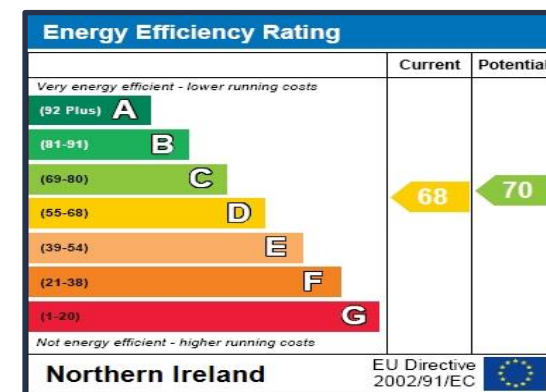
Laminate wooden flooring. Built-in wardrobe.

BEDROOM 3 2.72m (8'11") x 2.42m (7'11")

Laminate wooden flooring. Fitted wardrobes with sliding mirror doors.

BATHROOM

Modern white suite comprising L-shaped shower-bath with fitted shower screen, drench head shower and hose attachment; vanity wash hand basin with mixer tap and drawers below; and low flush w.c. Fully tiled walls. Tiled floor. Heated towel rail. Downlighters in chrome.



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