



Beautifully Presented Extended 3 Bedroom Semi Detached House With Sunroom  
Offering Spacious Living Accommodation  
With Triple Garages And Parking Area At Front

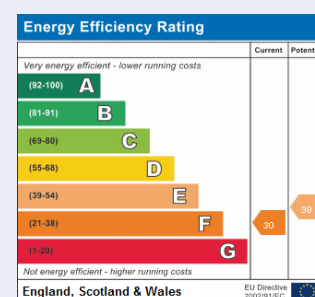


3 Essex Ridge, Laurelvale, Tandragee, Co Armagh BT62 2LL

- Entrance porch and entrance hall with wooden floors
- Lounge with fireplace and solid oak floor
- Family room with fireplace and solid oak floor
- Sunroom with solid oak floor
- Modern kitchen with built-in appliances
- 3 Bedrooms (two with built-in sliderobes)
- Bathroom with fully tiled walls
- Spacious front and rear gardens
- Oil central heating
- PVC double glazed windows
- Triple garage with loft room above
- Off street parking area

PRICE GUIDE £157,500

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## Beautifully Presented Extended 3 Bedroom Semi Detached House With Sunroom

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With Triple Garages And Parking Area At Front

### Entrance porch

6' 4" x 5' 10" (1.93m x 1.78m) Composite front door, solid pine floor, painted T&G panelled ceiling, glazed door to entrance hall

### Entrance hall

14' 0" x 6' 5" (4.27m x 1.96m) Solid oak floor, corniced ceiling, glazed doors to lounge, family room and kitchen

### Lounge

13' 10" x 10' 8" (4.22m x 3.25m) Painted fireplace with cast iron/tiled inset and tiled hearth, solid oak floor, dado rail, corniced ceiling

### Family room

12' 4" x 11' 7" (3.76m x 3.53m) Painted fireplace with marble inset and hearth, solid oak floor, corniced ceiling, opening to sunroom

### Sunroom

10' 9" x 9' 4" (3.28m x 2.84m) Solid oak floor, T&G panelled vaulted ceiling, double doors to rear garden

### Kitchen

9' 0" x 8' 7" (2.74m x 2.62m) Modern walnut effect shaker style kitchen comprising high and low level units with 1½ bowl stainless steel sink, integrated dishwasher, built-in oven & hob, stainless steel extractor hood, partially tiled walls, tiled floor, under-stairs storage cupboard, glazed door to dining room

### Storage area

8' 7" x 7' 10" (2.62m x 2.39m) Dado rail with T&G panelling below, tiled floor, T&G panelled ceiling, ½ glazed PVC stable style door to front, opening to wash house/utility area

### Wash house/utility area

10' 5" x 5' 5" (3.17m x 1.65m) Oak high and low level units, plumbed for washing machine, space for tumble dryer, space for fridge freezer, partially tiled walls, tiled floor, T&G panelled ceiling, ½ glazed PVC door to rear



### Landing

8' 8" x 6' 1" (2.64m x 1.85m) Shelved hotpress

### Bedroom 1

12' 4" x 9' 8" (3.76m x 2.95m) Built-in sliderobes

### Bedroom 2

10' 11" x 10' 6" (3.33m x 3.20m) Built-in sliderobes

### Bedroom 3

7' 11" x 7' 7" (2.41m x 2.31m)

### Bathroom

8' 8" x 5' 5" (2.64m x 1.65m) Champagne coloured suite comprising panelled bath with electric shower above, wash hand basin & w.c., fully tiled walls, tiled floor, T&G panelled ceiling

### Outside

Front garden laid in lawn with wall at front

Enclosed rear garden lain in lawn with paved patio area and views of surrounding countryside at rear

Off street parking area at front

### Triple garage

Garage 1 (Double) 19' 3" x 16' 2"

Garage 2 (Single) 16' 2" x 7' 11"

Loft above garages 27' 7" x 10' 4"

