

9261 2121
stewartstateagents.com

stewart
residential



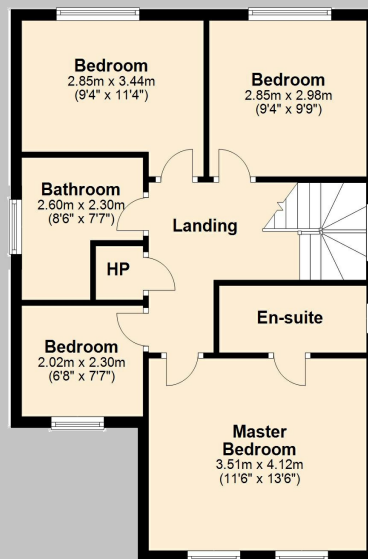
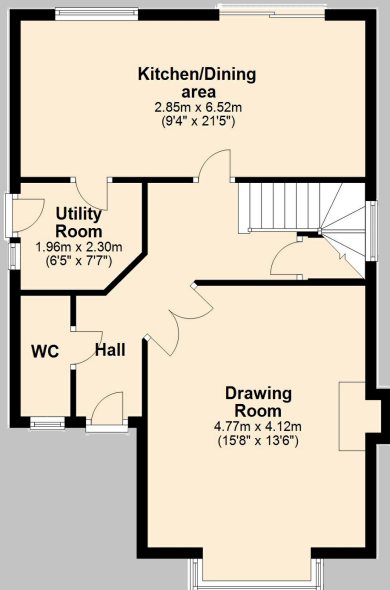
32 BROOK LODGE
Ballinderry Lower BT28 2GW

Offers around
£195,000





32 Brook Lodge, Ballinderry Lower



Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.

Description

A wonderful opportunity to purchase an exceptionally well presented four bedroom detached home, nestling within the historic charms of Ballinderry Lower. The property has well planned accommodation, practically arranged over two floors and enjoys the benefits of a refitted ensuite shower room, an open plan kitchen with dining area as well as a separate utility room and an elegant drawing room with walk-in box bay window.

Ballinderry lower has a highly respected local primary school as well as a good road networks to Lurgan and Crumlin as well as the A26 for commuting. Viewing a must!

Features

- Exclusive detached home with a detached garage
- Four bedrooms, master bedroom with en suite shower room
- Bright entrance hallway
- Downstairs WC with wash hand basin
- Elegant drawing room with an attractive fireplace and a feature walk-in bay window
- Open plan kitchen with dining area
- Well fitted kitchen units with ample high and low level units including a built-in oven and hob, dishwasher and microwave
- Separate utility room with ample fitted units
- Modern style bathroom on the first floor with white suite and separate shower cubicle
- Neatly maintained and enclosed rear garden
- Garden area to the front
- PVC double glazed windows
- Oil fired central heating with recently fitted boiler
- Tarmac driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	51 E	
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty in relation to the property.

Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that the

