



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Hawthorn Walk, Dromore, County Armagh, BT25

**Offers in the region of: £119,950 Leasehold**

 **Reeds Rains**

reedsrains.co.uk



## Hawthorn Walk, Dromore, County Armagh, BT25

**Offers in the region of: £119,950 Leasehold**

Council Tax Band:

EPC Rating: D

An attractive and well presented mid-terraced property situated in this much admired and convenient location within Dromore, walking distance to the town with many local amenities close to hand and short drive to the A1 carriageway to further afield.

### Entrance Hall

Tiled flooring, pvc front door.

### Lounge

14'4" x 13'8" (4.37m x 4.17m)

Feature fireplace with wooden surround, open fire, tiled hearth

### Kitchen/ Dining

11'7" x 10'6" (3.53m x 3.2m)

Extensive range of high and low level units, ceramic hob and electric oven, plumbed for washing machine, tumble dryer, single drainer stainless steel sink unit, extractor fan, wall and floor tiling.

### Rear Hallway

11'7" x 4'8" (3.53m x 1.42m)

Door to rear.

### Landing

Built-in hot press

### Bedroom 1

11'1" x 10'4" (3.38m x 3.15m)

Built-in robes

### Bedroom 2

11'9" x 8'8" (3.58m x 2.64m)

Built-in robes

### Bedroom 3

9' x 8'2" (2.74m x 2.5m)

### Bathroom

White suite comprising panelled bath, electric shower unit, wash hand basin, low level WC, wall tiling.

### Front gardens

Laid in stones. open aspect to surrounding countryside.

### Rear Gardens

Laid in stones with flagged paths, oil storage tank, oil fired boiler.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.