

**70 Upper Lisdrumchor Road, Glenanne,
Armagh, BT60 2LD**



Asking Price £329,000

Welcoming new to the market this beautiful spacious detached family home situated on a spacious site just off the Mowhan Road. Offering everything a family could possibly wish for – four bedrooms (two of which have ensuite shower rooms and dressing rooms), three reception rooms, a spacious family bathroom. All in all this is a fantastic family home with a host of benefits which are sure to meet the demands of even the most discerning purchaser.

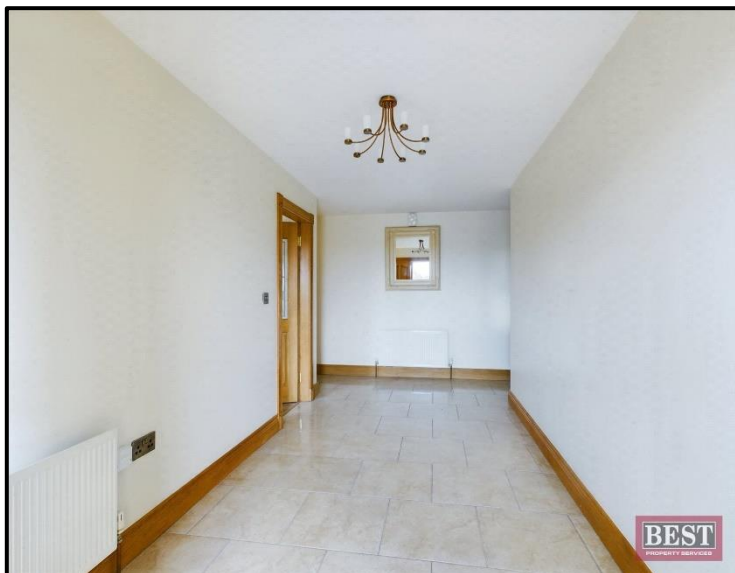
The ground floor comprises a welcoming porch with glazed door leading to the entrance hall which is fully tiled with a cloakroom and walk in hotpress. The lounge is located to the left hand side and has laminate flooring and fireplace opening with brick hearth. In addition there is a second reception room with laminate flooring to the front of the house. The kitchen/dining area has a range of upper and lower level units with integrated appliances and freestanding cooker with a glazed door leading to the sunroom. The Sunroom has tiled flooring and a wood burning stove with brick surround and hearth. Adjacent to the kitchen is a hallway leading to a useful utility room which has plumbing for white goods and a separate w.c. There are four double bedrooms (two of which have fully tiled shower rooms and dressing rooms) and there is a beautiful family bathroom with three piece suite and separate shower cubicle.

The property occupies a spacious site with a delightful countryside aspect bringing a quiet relaxed lifestyle of a country village.

Externally There is an abundance of parking available with fencing to front and side boundaries.

Viewing is highly recommended for this beautiful family home!

- Entrance Porch, Entrance Hall, Walk in Hotpress, Lounge, Living Room, Kitchen/Dining Area, Sunroom, Utility Room, Separate W.C. Four Double Bedrooms (two of which have Ensuite Shower Rooms and Dressing Rooms), Family Bathroom
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Shed.
- Gardens to front, side and rear laid in lawns with timber fencing to side and front boundaries. Tarmac Driveway.





Floorplan



Approximate total area^m
2542.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

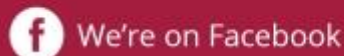
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com