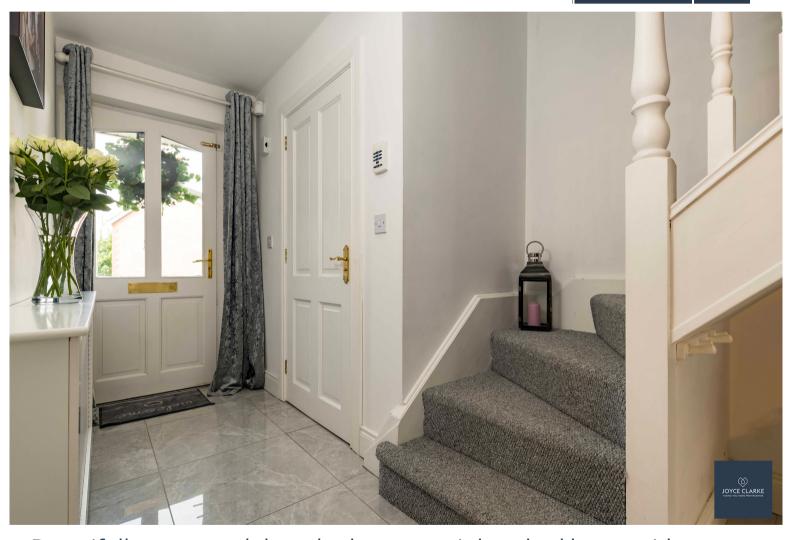


FOR SALE

16 Windsor Hill Waringstown **BT66 7FZ**

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached home with garage, set in popluar development

Offers in the region of: £189,950

Opening Times

Closed

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team sales@joyceclarke.team 2 West Street, Portadown, BT62 3PD

Monday to Friday 9:00am - 5.30pm Saturday 10:00am - 12.00pm Sunday

Open during lunchtime



TAKING YOU HOME

We are delighted to present this superb three bedroom semi detached property to the market. Windsor Hill is one of the most sought after residential developments in Waringstown, benefiting from its central location, only minutes walk from the village and a short drive to neighbouring towns of Portadown, Lurgan and Banbridge. Number 16 is immaculately presented, offering a bright and spacious internal accommodation comprising of a spacious living room, modern kitchen, ground floor WC. Three generous bedrooms, master with en-suite and a beautiful family bathroom. Furthermore, this property offers the perfect outdoor space, boasting a private garden with paved patio and detached garage.

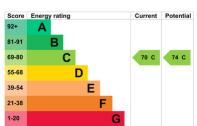






- Semi detached home in a highly regarded development
- Three bedroom, master with ensuite
- Stunning open plan kitchen with range of integrated appliances
- Spacious living room with open fire
- Four piece bathroom suite with separate shower
- Utility room and downstairs WC
- Fully enclosed private rear garden with paved patio for entertaining
- Detached garage
- Walking distance to schools, shops and amenities





ENTRANCE HALL

Wood entrance door with glazed panel. Double panel radiator. Telephone point. Tiled flooring.

LIVING ROOM

3.83m x 4.48m (12' 7" x 14' 8")

Front aspect reception room. Open fireplace with wooden surround. Cast iron back panel and slate hearth. Wood effect laminate flooring. TV point. Double panel radiator.

KITCHEN DINER

3.82m x 3.76m (12' 6" x 12' 4")

Excellent range of high and low level kitchen cabinets. Range of appliances include eye level double oven with microwave above. Four ring electric hob with stainless steel extractor canopy above. Stainless steel one and a half bowl sink and drainage unit with pelmet including spotlighting above. Tiled flooring and splashback. Double panel radiator.

UTILITY ROOM

2.23m x 2.58m (7' 4" x 8' 6")

Range of high and low level units including larder style unit. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Tiled flooring and splashback. Double panel radiator. Wood door with glazed panel giving access to rear.

GROUND FLOOR WC

0.87m x 1.75m (2' 10" x 5' 9")

Dual-flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Single panel radiator. Window providing natural light.

FIRST FLOOR LANDING

Access to hot press with lighting and floored attic with lighting. Single panel radiator. Power point.

BEDROOM ONE

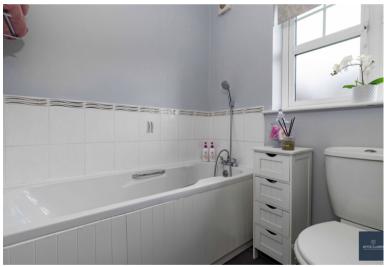
3.65m x 4.56m (12' 0" x 15' 0")

Spacious front aspect double bedroom. Double panel radiator. TV Point. (Wardrobe available with purchase).











EN SUITE

2.62m x 1.19m (8' 7" x 3' 11")

Tiled shower enclosure with electric shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring

BEDROOM TWO

3.64m x 2.69m (11' 11" x 8' 10")

Rear aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.42m x 2.62m (7' 11" x 8' 7")

Front aspect bedroom. Single panel radiator. Built-in storage closet.

FAMILY BATHROOM

2.69m x 1.67m (8' 10" x 5' 6")

Four piece bathroom suite comprising of panel bath showerhead attachment, dual flush WC, wash hand basin with pedestal and separate tiled shower quadrant with mains fed shower. Tiled flooring and splashback to wash hand basin and bath. Heated towel rail. Extractor fan.

OUTSIDE

GARAGE

5.32m x 3.4m (17' 5" x 11' 2")

Garage door, side pedestrian door and window. Oil condensor burner (2021). Power and lighting.

FRONT

Front garden laid in lawn with path leading to front door. Driveway to side laid in decorative stone.

REAR

Fully enclosed rear garden with gated access to driveway. Paved patio area. Majority of garden laid in lawn (drainage installed). Outside lighting and tap.











We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation o give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment eferred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or you advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. ArtistácTM s impressions are for illustrative purposes only. All details including materials, finishes etc.