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APEX
PROPERTY AGENCY

FOR SALE
38 WINDSOR HILL
WARINGSTOWN
BT66 7FZ



Three bedroom mid townhouse

ASKING PRICE £138,000

Viewing strictly by appointment only



Number 38 is a beautifully presented three bedroom mid townhouse, situated in the popular development of Windsor Hill in Waringstown. This fantastic property is conveniently located within walking distance to Waringstown village, close to schools, shops and all local amenities and benefits from a gate access within the development to Waringstown primary school. Internally the property comprises hallway, living room with multi fuel stove, kitchen/dining with integrated appliances, utility room and downstairs wc. Three well proportioned bedrooms and four piece family bathroom complete the first floor. Externally the property boasts fully enclosed private rear garden overlooking surrounding countryside with brick paver patio and laid in lawn surrounded by timber fencing. Front garden laid in lawn with plants and shrubs in pebbled area. Spacious tarmac driveway for multiple vehicles. This fantastic home is ready to move into and will appeal to a wide range of viewers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Glazed wooden entrance door leading to hallway, double panel radiator and ceramic tile flooring.



LIVING ROOM:

14' 0" x 12' 7" (4.27m x 3.84m)

Front aspect living room with multi-fuel stove and wooden fireplace mantel, double panel radiator, vertical blinds and laminate flooring.





KITCHEN:

15' 4" x 10' 9" (4.67m x 3.28m)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl and drainer, flavel Milano 100 cooker and gas hob with stainless steel extractor fan above. Integrated fridge freezer and space for dishwasher. Part tiled walls, double panel radiator, recessed downlighting, vertical blinds and ceramic tile flooring.

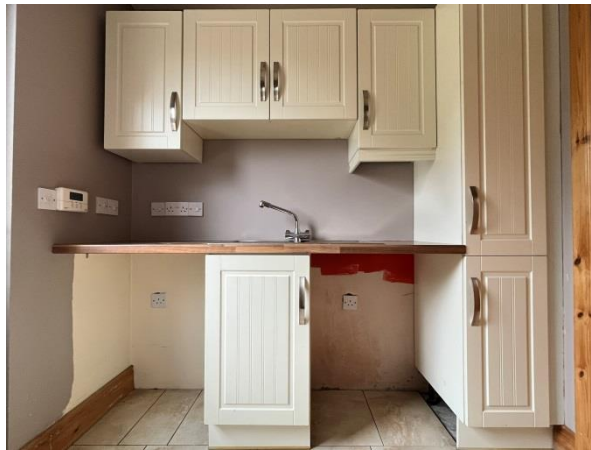




UTILITY ROOM:

7' 6" x 5' 9" (2.29m x 1.75m)

A range of high and low level cupboards, stainless steel sink bowl and drainer, plumbed for washing machine and tumble dryer. Double panel radiator, extractor fan and ceramic tile flooring. Part glazed door to rear of property. Downstairs wc off.



DOWNSTAIRS WC:

5' 10" x 3' 2" (1.78m x 0.97m)

Two piece white suite comprising pedestal wash hand basin with tiled splashback and wc. Single panel radiator, extractor fan and ceramic tile flooring.



LANDING:

Pine spindle staircase leading to landing, enclosed shelved hot press and enclosed walk in storage cupboard approx. 12'1" x 2'1". Single panel radiator and carpet flooring. Access to roofspace.

**BEDROOM (1):**

13' 1" x 12' 1" (3.99m x 3.68m)

Rear aspect double bedroom, double panel bedroom and laminate flooring. Access to family bathroom.

**BEDROOM (2):**

11' 7" x 11' 4" (3.53m x 3.45m)

Front aspect double bedroom, double panel radiator and laminate flooring.



BEDROOM (3):

10' 3" x 7' 6" (3.12m x 2.29m) (At widest points)

Front aspect single bedroom with a built in wardrobe and built in storage cupboard. Single panel radiator, carpet flooring and roller blind.



BATHROOM:

9' 5" x 7' 1" (2.87m x 2.16m)

Four piece white suite comprising panelled bath, corner shower cubicle with Redring electric shower and sliding glazed panels, pedestal wash hand basin and wc. Double panel radiator, extractor fan, ceramic tiled walls and flooring.





OUTSIDE:

Front garden laid in lawn with plants and shrubs in pebbled area. Spacious tarmac driveway for multiple vehicles. Brick paver front step and path. Shared entry leading to rear of the property. Fully enclosed private rear garden overlooking surrounding fields with brick paver patio and laid in lawn surrounded by timber fencing. Bedding area, two water taps and gate to side of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0340-2349-0050-2824-7785

SPECIAL FEATURES:

- Modern three bedroom mid townhouse approx. 1173 sq. ft.
- Beautifully presented modern mid townhouse, situated in popular quiet development
- Front aspect living room with multi fuel stove
- Kitchen/dining area with integrated appliances and Milano 100 electric cooker
- Utility room
- Downstairs wc
- Three well proportioned bedrooms
- Four piece family bathroom
- Convenient location, within walking distance to Waringstown village
- Close to shops, schools and all local amenities
- Oil fire central heating
- Spacious tarmac driveway providing ample off street parking
- Fully enclosed private rear garden overlooking countryside
- Chain free
- Rates: £960.36
- Maintenance charge: £108
- EPC rating - D

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