



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

53 Windsor Hill

Waringstown

BT66 7FZ

Bedroom	3
Reception	1
Bathroom	3



Excellent three bedroom semi detached home set within a popular development with fields to the rear

Offers in Excess of: £172,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed  
Open during lunchtime

Viewing strictly by appointment only

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This fantastic family home is situated within the highly sought after development of Windsor Hill situated in the award winning village of Waringstown. This location is within walking distance to the local primary school and shops as well as being conveniently located near to the major towns of Banbridge, Lurgan and Portadown. Number 53 is a well presented three bedroom semi detached property. It offers three well proportioned bedrooms, with master en-suite, family bathroom with four piece suite, spacious living room and an open plan kitchen dining. The kitchen has an extensive array of high and low level units, utility room and downstairs WC. Early viewings are recommended.



- Spacious three bedroom semi detached home
- Living room with beautiful brick fireplace with beam mantle
- Three well proportioned bedrooms (master en-suite)
- Open plan kitchen diner with integrated appliances
- Modern family bathroom with separate bath and shower
- Utility room and ground floor WC
- Energy efficient home
- Driveway to side for ample parking
- Fully enclosed rear garden with attractive paved patio
- Panoramic views of the countryside to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL**

Entrance door leading to hallway. Single panel radiator. Tiled floor. Power points. Thermostat.

**GROUND FLOOR WC**

0.88m x 1.76m (2' 11" x 5' 9")  
Dual flush WC. Sink with pedestal. Single panel radiator. Tiled floor. Window.

**LIVING ROOM**

3.83m x 4.58m (12' 7" x 15' 0")  
Reception room with brick feature fireplace, tiled hearth and beam mantle over. Wood effect laminate flooring. Double panel radiator. TV and power points

**KITCHEN DINER**

3.77m x 3.81m (12' 4" x 12' 6")  
Extensive range of high and low level cream shaker style kitchen units, with wood effect work top. Electric oven with four ring hob and stainless extractor hood. Space for fridge freezer and dishwasher. One and a half bowl stainless steel sink and drainer. Tiled floor and splash back. Double panel radiator.

**UTILITY ROOM**

2.23m x 2.58m (7' 4" x 8' 6")  
Range of high and low level units. Space for washing machine and tumble dryer. Double panel radiator. Tiled floor and splashback. Part glazed door to rear.

**LANDING**

Access to hot press. Single panel radiator.

**MASTER BEDROOM**

3.64m x 4.55m (11' 11" x 14' 11")  
Front aspect double bedroom. Feature wall panelling. Carpeted. Double panel radiator. Power points. Thermostat.





**ENSUITE**

1.21m x 2.72m (4' 0" x 8' 11")

Walk in shower with electric shower. Dual flush WC. Sink with pedestal. Tiled floor and partially tiled walls. Single panel radiator. Extractor fan. Window

**BEDROOM TWO**

2.77m x 3.37m (9' 1" x 11' 1")

Rear aspect double bedroom. Carpeted. Single panel radiator.

**BEDROOM THREE**

2.54m x 2.30m (8' 4" x 7' 7")

Front aspect bedroom. Carpeted. Single panel radiator.

**FAMILY BATHROOM**

1.71m x 2.69m (5' 7" x 8' 10")

Four piece bathroom suite consisting of panel bath, separate walk in shower cubicle with electric shower. Wash hand basin with pedestal. Dual flush WC. Tiled floor and partially tiled walls. Window. Extractor fan. Single panel radiator.

**OUTSIDE**

**FRONT GARDEN**

Front garden laid in lawn. Range of mature shrubs. Driveway to side for parking with decorative pink stones.

**REAR GARDEN**

Fully enclosed rear garden laid in lawn with panoramic views of the countryside. Paved patio area. Pedestrian side gate. Outside tap and light. Oil tank and boiler. Garden shed



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