

Willow Grove, Banbridge, County Armagh, BT32

Asking Price: £199,950
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Willow Grove, Banbridge, County Armagh, BT32

Asking Price: £199,950 Leasehold

Council Tax Band:

EPC Rating: TBC

Impressive Detached Family Home, Living Room With Fireplace, Dining Room Open To Living Room, Modern Fitted Kitchen, Separate Utility Room Through To Integral Garage, Three Bedrooms, Deluxe White Bathroom Suite With Shower, Gas Fired Heating/ Double Glazing, Car Parking To Front, Enclosed Rear Gardens, Convenient and Accessible To the A1 Carriageway

Entrance Hall

Tiled flooring

Living Room

14'2" x 13'3" (4.32m x 4.04m)

Feature fireplace, with stove inset, bay window, laminate flooring.

Dining Room

9'10" x 9'5" (3m x 2.87m)

Open to Living Room, laminate flooring, French doors to rear

Kitchen

10'11" x 9'10" (3.33m x 3m)

Extensive range of high and low level units, ceramic hob and electric oven, tiled flooring, laminate work tops, sink unit.

Utility Room

9'9" x 7'3" (2.97m x 2.2m)

Range of units, plumbed for washing machine, tiled flooring

Garage

15'11" x 9'9" (4.85m x 2.97m)

Landing

Master Bedroom

11'5" x 10'9" (3.48m x 3.28m)

Laminate flooring

Bedroom 2

11'10" x 10'9" (3.6m x 3.28m)

Bedroom 3

9'7" x 8'4" (2.92m x 2.54m)

Built-in robe

Bathroom

White suite comprising panelled bath, separate shower cubicle with controlled shower, wash hand basin, low level WC, wall and floor tiling.

Car Parking

To front

Enclosed Rear Gardens

Part lawns, paved patio.

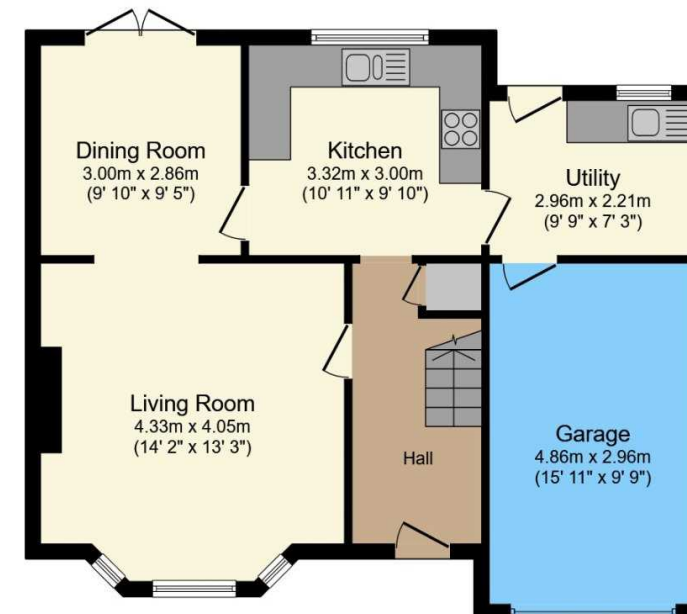
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All Measurements
All Measurements are Approximate.

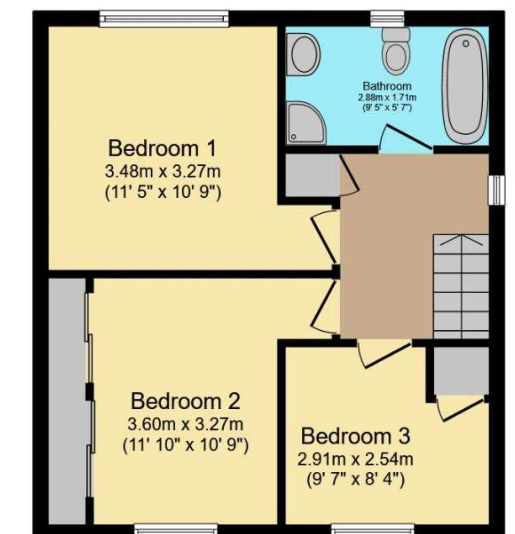
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 112.3 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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