

44 Moss View

Waringstown, Craigavon, BT66 7LL

An immaculately presented three bedroom semi detached property in this sought after residential development in the award winning village of Waringstown. Village centre and local primary school within walking distance and the larger neighbouring towns of Lurgan and Banbridge easily accessible. Also convenient for Moira and the M1 motorway network.

This home is in great order throughout, boasting plentiful sought after features required for today's modern living. An ideal home for first time buyers and young families alike. Viewing strictly by appointment through agent.

Offers over £169,950

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- Three good bedrooms, master with ensuite
- First floor family bathroom
- Oil fired central heating
- Living room with attractive insert stove and granite hearth
- Ground floor WC
- Fully enclosed, paved rear
- Generous kitchen with built in appliances
- Separate Utility room
- Generous side driveway and feature brick pillars to front entrance

Entrance Porch

Entrance Hall

Living Room

17'10 x 12'3 (5.44m x 3.73m)

Kitchen/Dining

13'2 x 12'4 (4.01m x 3.76m)

Utility

6'6 x 6'5 (1.98m x 1.96m)

Ground Floor WC

Landing

Bedroom 1

15'10 x 10'2 (4.83m x 3.10m)

Ensuite

Bedroom 2

10'5 x 9'11 (3.18m x 3.02m)

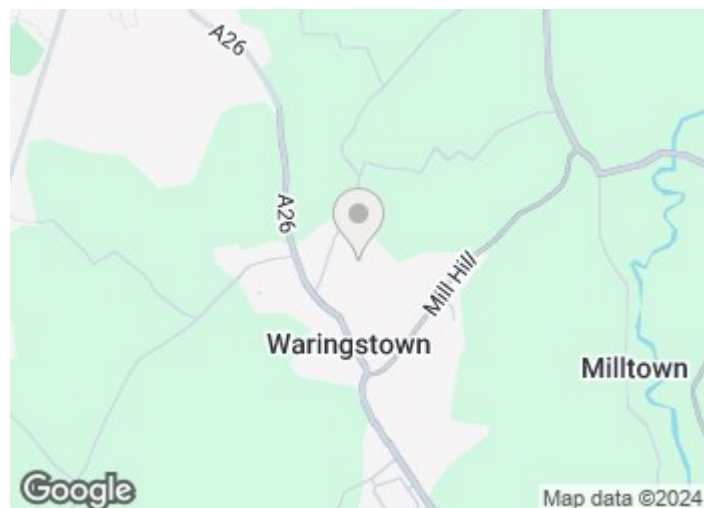
Bedroom 3

8'6 x 8'5 (2.59m x 2.57m)

Bathroom

8'7 x 6'4 (2.62m x 1.93m)

Outside



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 