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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**3 CHURCH VIEW**  
**WARINGSTOWN**  
**BT66 7RG**



Three bedroom mid terrace home  
**OFFERS AROUND £99,950**  
Viewing strictly by appointment only



**3 Church view, Waringstown** is a fantastic three bedroom mid terrace home, situated on Banbridge Road in Waringstown. This superb property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this fabulous property comprises hallway, front aspect living room, kitchen/dining room and utility room. Three well appointed bedrooms and family bathroom completes the first floor. Low maintenance pebbled front garden, fully enclosed rear garden laid in lawn with paved path and pebbled area surrounded by timber fencing. This fantastic property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

Part glazed entrance door leading to hallway, enclosed storage cupboard, single panel radiator and carpet flooring.



### LIVING ROOM:

13' 7" x 11' 6" (4.14m x 3.51m)

Front aspect living room with open fire in feature fireplace, vertical blinds, double panel radiator and carpet flooring.



### KITCHEN:

11' 6" x 8' 8" (3.51m x 2.64m)

A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, space for cooker, enclosed storage cupboard, single panel radiator, roller blind and carpet flooring. Space for table and chairs.



**UTILITY ROOM:**

12' 5" x 6' 0" (3.78m x 1.83m)

A range of cupboards, space for fridge/freezer, washing machine and tumble dryer. Single radiator, vertical blinds and vinyl flooring. Part glazed door to rear of property.



**LANDING:**

Enclosed storage cupboard and carpet flooring.



**BEDROOM (1):**

13' 2" x 9' 10" (4.01m x 3m)

Front aspect double bedroom with built in wardrobe, vertical blinds, single panel radiator and carpet flooring.



**BEDROOM (2):**

10' 0" x 9' 0" (3.05m x 2.74m)

Rear aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.



**BEDROOM (3):**

10' 1" x 7' 7" (3.07m x 2.31m) (At furthest points)

Front aspect single bedroom, single panel radiator, vertical blinds and carpet flooring.

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**BATHROOM:**

7' 7" x 5' 5" (2.31m x 1.65m)

Three piece white suite comprising panel bath, pedestal wash hand basin and wc. Part tiled walls, roller blinds and carpet flooring. Access to roofspace.

**OUTSIDE:**

Low maintenance pebbled front garden. Fully enclosed rear garden laid in lawn with paved path and pebbled area surrounded by timber fencing. Water tap, access to right of way.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 7035-2425-3500-0215-0296

### SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 904 sq. ft.
- Front aspect living room with open fire
- Kitchen/Dining area
- Utility room
- Three well appointed bedrooms
- Family bathroom
- Fully enclosed rear garden laid in lawn
- Within walking distance to Waringstown Village
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £633.54
- EPC: D
- Chainfree

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