



## 2 Broomhill Grove, Magheralin, Craigavon

### OIRO £225,000

A wonderful opportunity to buy a modern detached four bedroom house in a most convenient location, close to the great amenities of Moira and Lurgan.

Detached house | Lounge with bay window | Kitchen/family/dining | Downstairs WC | 4 Bedrooms, master with ensuite shower | Family bathroom | Oil fired central heating | PVC Double Glazing | PVC fascias and guttering | Gardens |

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A wonderful opportunity to buy a modern detached four bedroom house in a most convenient location, close to the great amenities of Moira and Lurgan.

The property is located just a short distance off the main Moira to Lurgan Road allowing easy commuting for those needing M1 access.

The accommodation briefly comprises entrance hall, a bright and spacious lounge with attractive feature fireplace, kitchen with dining area and utility cupboard off, ground floor toilet, a large master bedroom with fitted wardrobes and ensuite shower room, three further bedrooms and bathroom.

Well presented throughout the property benefits from PVC double glazing and oil fired central heating.

The property is situated within a small cul-de-sac of similar homes accessed via the Ballymacbredan Road, and benefits from good on site parking and easily maintained gardens to front and rear.

Viewing is by arrangement through Falloon Estate Agents.

#### **GROUND FLOOR :**

##### **Entrance hall**

Part glazed hardwood entrance door. Glazed side panel. Tiled floor. Alarm panel. Double panelled radiator. Stairs to first floor.

##### **Lounge**

w: 3.96m x l: 5.55m (w: 13' x l: 18' 3")

Feature marble fireplace and hearth with inset electric fire. Oak flooring. Bay window. Double and single panelled radiators.

##### **Kitchen/Dining/Family**

w: 3.6m x l: 6.23m (w: 11' 10" x l: 20' 5")

Good range of high and low level units in walnut finish, granite effect worktops. 1.5 bowl stainless steel sink unit, mixer tap. Space for cooker with extractor over. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Tiled floor. Spot lights. Double panelled radiator. French doors to rear garden.

##### **Utility cupboard**

High and low level cupboards. Plumbed for washing machine.

##### **WC**

Pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor.

#### **FIRST FLOOR:**

##### **Landing**

Bright landing with pine spindle balustrade. Access to roofspace. Single panelled radiator.

##### **Bedroom 1**

w: 3.98m x l: 4.53m (w: 13' 1" x l: 14' 10")

Range of wardrobes with sliding doors. Laminate flooring. Double panelled radiator.

##### **En-suite**

Tiled shower with chrome mixer shower. Pedestal wash hand basin, mixer tap. Low flush WC. Extractor fan. Tiled floor.

##### **Bedroom 2**

w: 2.13m x l: 3.22m (w: 7' x l: 10' 7")

Laminate flooring. Single panelled radiator.

##### **Bedroom 3**

w: 2.07m x l: 3.59m (w: 6' 9" x l: 11' 9")

Laminate flooring. Single panelled radiator.



#### Bedroom 4

w: 2.09m x l: 3.6m (w: 6' 10" x l: 11' 10")

Laminate flooring. Single panelled radiator.

#### Bathroom

White suite comprising panelled bath, tiled shower enclosure with chrome mixer shower, pedestal wash hand basin and low flush WC. Part tiled walls. Tiled floor. Extractor fan.

#### Outside

Front garden with mature shrub bed.

Tarmac driveway with parking for several cars. Tarmac paths.

Rear garden with lawned area. Oil fired boiler in housing. PVC oil storage tank.

#### Required info under Trading Standards Guidance

##### TENURE

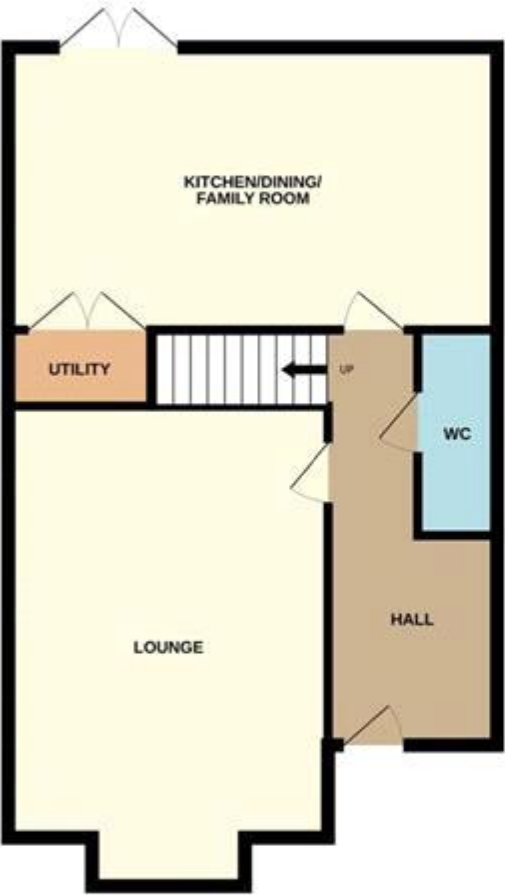
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

##### RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1516.35



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.