

9261 2121
stewartstateagents.com

stewart
residential

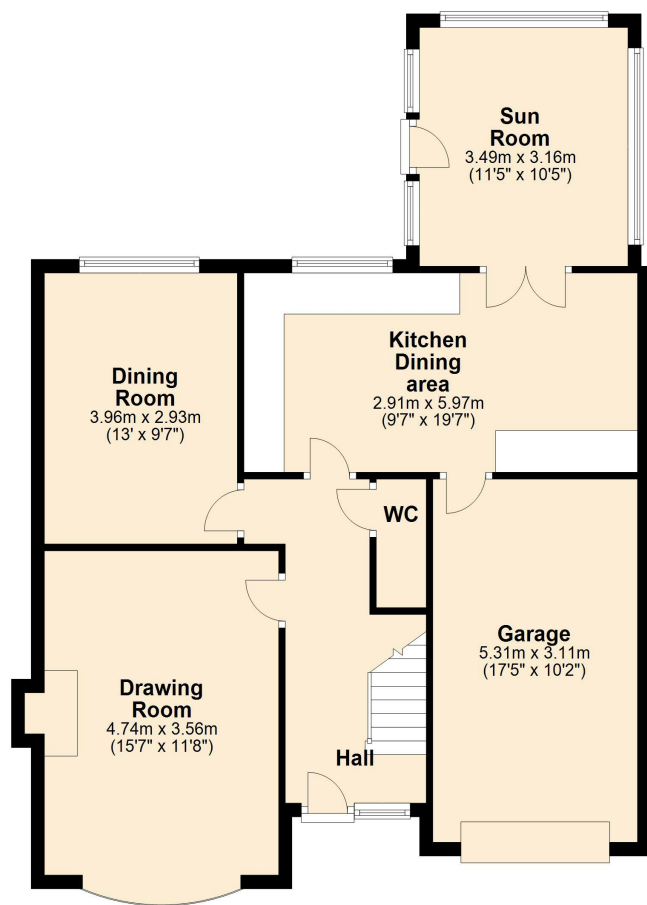


3 WARINGFIELD CLOSE
Moira, BT67 0FH

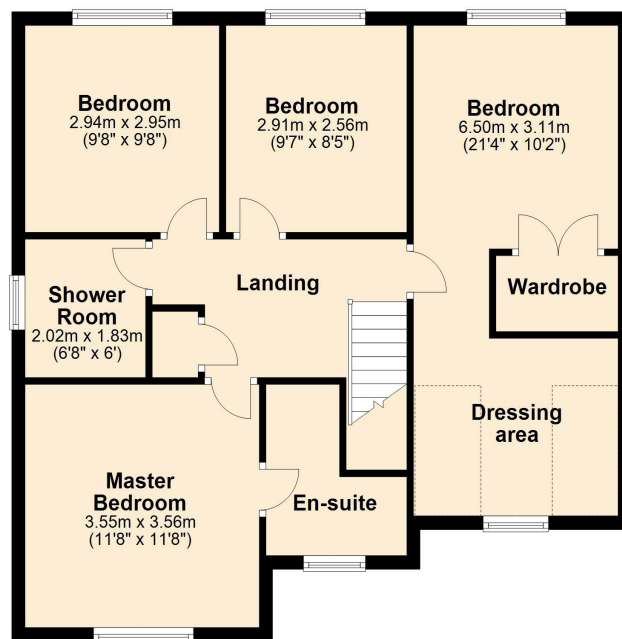
Offers around
£269,950





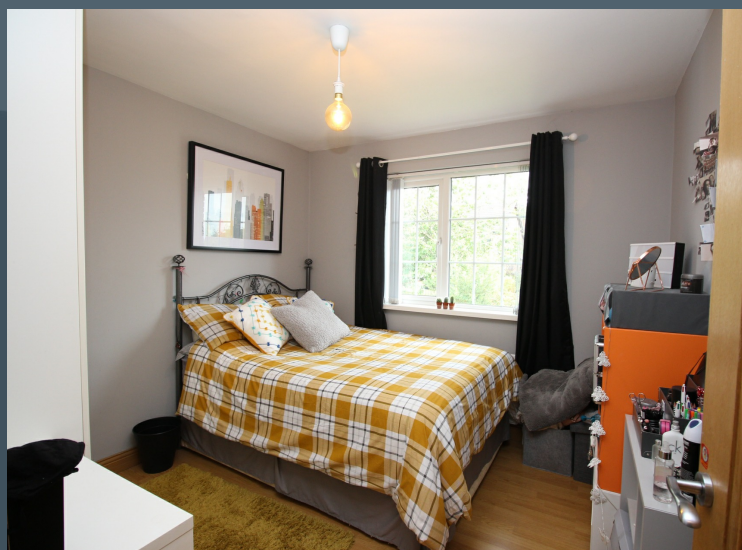


Ground Floor



First Floor

Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.
Plan produced using PlanUp.



Description

An exclusive detached family home set within a small cul-de-sac in the ever popular Waringfield development on the edge of Moira village. Moira offers a superlative range of eateries, 2 primary schools, Moira Demesne and is close to many transport links. This property which has been lovingly maintained and upgraded by the current vendors is sure to suit the most discerning of purchasers. The flexible accommodation offers a spacious drawing room with open fire, separate dining room, kitchen dining area with sunroom overlooking the private rear garden as well as 4 spacious bedrooms and 2 beautiful, refitted shower rooms. From the oak internal doors, skirtings and architrave to the recently refitted shower rooms with power showers, the attention to detail will prove extremely popular in the current market. Viewing a must.

Features

- Beautiful family home with a private and spacious rear garden
- Bright entrance hallway with oak flooring and handrail
- Downstairs WC and wash hand basin
- Spacious drawing room with open fire and bow window
- Separate dining room with oak flooring
- Generous fitted kitchen with fitted oven and hob, housing for an American style fridge/freezer, dining area and double glazed doors to a bright and airy sunroom overlooking the garden
- 4 spacious bedrooms, master bedroom with refitted ensuite featuring a stylish vanity unit and power shower
- Refitted shower room with power shower and feature tiling
- PVC double glazed windows and external doors
- Integrated garage with recently updated condensing oil boiler
- Large front garden and driveway with feature block paving
- Fully enclosed rear garden with feature block paving and large decking area

Key Information

Tenure:	Leasehold
Ground Rent:	£ 50 per year
Rates:	£ 1430.42 per year as of 12/9/20
Service Charge:	NIL
Floor area:	1711 sq.ft. approx (Land and Property Services)

Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

Location

Waringfield Close is directly off Waringfield Avenue in Moira's sought after Waringfield development

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

stewart estate agents | 34a Main Street, Moira. BT67 0LE

