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**2 DERAMORE AVENUE**

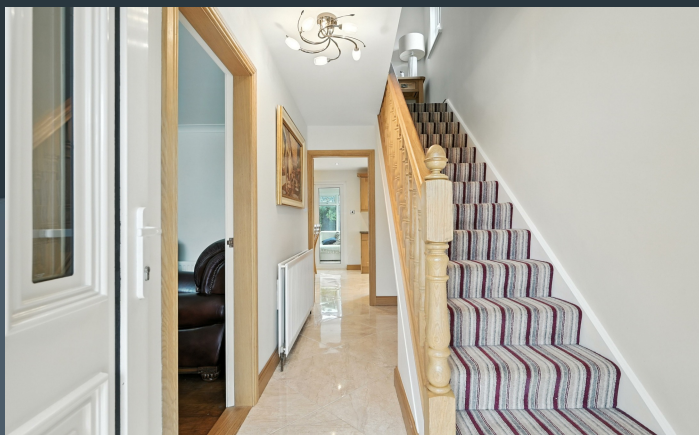
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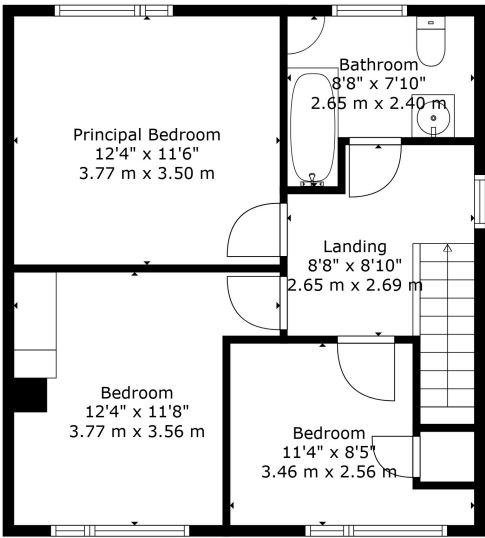
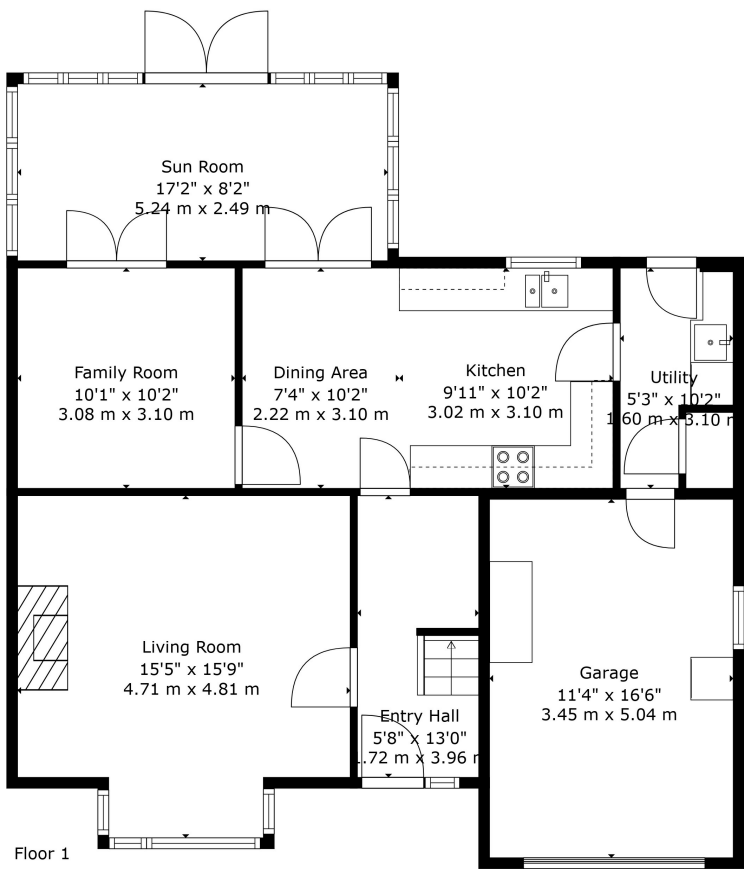
Offers around  
**£279,950**











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

**TOTAL: 1291 sq. ft, 120 m2**  
FLOOR 1: 789 sq. ft, 73 m2, FLOOR 2: 502 sq. ft, 47 m2  
EXCLUDED AREAS: GARAGE: 187 sq. ft, 17 m2  
WALLS: 131 sq. ft, 13 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Description

This handsome detached home enjoys a prime setting at the entrance of the much admired and very popular Deramore Development, located just off the Backwood Road and convenient to the bustling village for all major amenities as well as Moira Primary School, Moira Demesne and good road networks for other towns and cities.

The property has a beautiful interior for modern living, including an elegant living room with bay window and attractive fireplace, open plan kitchen with dining area and a connecting door to a separate family room.

A spacious garden will appeal to the family market in particular, viewing highly recommended!

## Features:-

- Stylish detached residence in a prime residential location
- Attractive entrance hallway with a spindled staircase to the first floor accommodation. Downstairs cloak room with WC and wash hand basin
- Elegant living room with a bay window and an impressive fireplace
- Open plan kitchen with dining area, having beautifully fitted kitchen cabinetry finished in a light oak contemporary style with an integrated dish washer and connecting doors to a PVC sun room at the rear and a separate family room
- Separate utility room with fitted low level units and a connecting door to the garage
- Three bright and spacious bedrooms
- Fully tiled bathroom with a modern style suite including a bath, WC and wash hand basin. Power shower fitment over bath
- Oil fired central heating
- PVC double glazed windows
- Beautifully maintained gardens to the front side and rear laid out in lawns with timber deck patio, paved patio and gravel area to the rear
- Attached garage with up and over garage door
- Oak panelled interior doors



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.