



## 42 Weavers Lane

Waringstown, Craigavon, BT66 7UE

Jones Estate Agents are delighted to introduce onto the market this three bedroom detached family home with garage in this desirable residential area of Waringstown. The village centre and the highly regarded primary school within walking distance. The larger neighbouring towns of Lurgan and Banbridge a short drive away. Also convenient for ease of access to Moira and the M1 motorway network.

Offering well appointed accommodation which includes three bedrooms (ensuite master), bright living room with open fire, spacious kitchen and separate utility room. Ground floor WC and first floor family bathroom complete the home.

Requiring some modernisation, allowing for the new owner to put their own personal touch on the home, making this an attractive option for many.

**Offers in the region of £209,950**

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- Detached property in sought after address in Waringstown
- Spacious kitchen/dining
- Ground floor WC
- Three bedrooms, master with ensuite
- Separate utility room
- Garage and generous stoned driveway
- Living room with open fire
- First floor family bathroom

## Entrance Hall

## Living Room

21'2 x 12'7 (6.45m x 3.84m)

## Kitchen/Dining

14'11 x 13'1 (deepest points) (4.55m x 3.99m (deepest points))

## Utility

5'9 x 5'8 (1.75m x 1.73m)

## Ground Floor WC

## Landing

## Bedroom 1

12'8 x 12'3 (3.86m x 3.73m)

## Ensuite

## Bedroom 2

12'8 x 11'3 (deepest points) (3.86m x 3.43m (deepest points))

## Bedroom 3

9'8 x 7'7 (2.95m x 2.31m)

## Bathroom

8'6 x 7'9 (2.59m x 2.36m)

## Garage

16'10 x 10'7 (5.13m x 3.23m)

## 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.

Energy Efficiency Rating

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

Northern Ireland

EU Directive 2002/91/EC