

## 71 Murray Wood

Waringstown, Craigavon, BT66 7GW

Jones Estate Agents are delighted to introduce onto the market this three bedroom semi-detached property. Benefitting from a great position, close to the green, in this sought after residential development in the award winning village of Waringstown, conveniently located between the larger neighbouring towns of Lurgan and Banbridge, and also within easy reach of Moira and the M1 interchange. All amenities in the village including shops and local primary school are within walking distance. A superb property for first time buyers, offering well appointed accommodation. Early viewing most definitely recommended for this home.

**Offers over £150,000**

# 71 Murray Wood

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- Three bedrooms, master with ensuite
- Family bathroom
- Oil fired central heating
- Bright living room with open fire
- Enclosed rear garden
- uPVC double glazed windows throughout
- Kitchen with casual dining
- Large driveway

## Entrance Hall

## Living Room

15'4 x 10'8 (4.67m x 3.25m)

## Kitchen/Dining

17'8 x 9'9 (5.38m x 2.97m)

## Landing

## Bedroom 1

11'5 x 9'5 (3.48m x 2.87m)

## Ensuite

## Bedroom 2

10'5 x 9'5 (3.18m x 2.87m)

## Bedroom 3

8 x 7'9 (2.44m x 2.36m)

## Bathroom

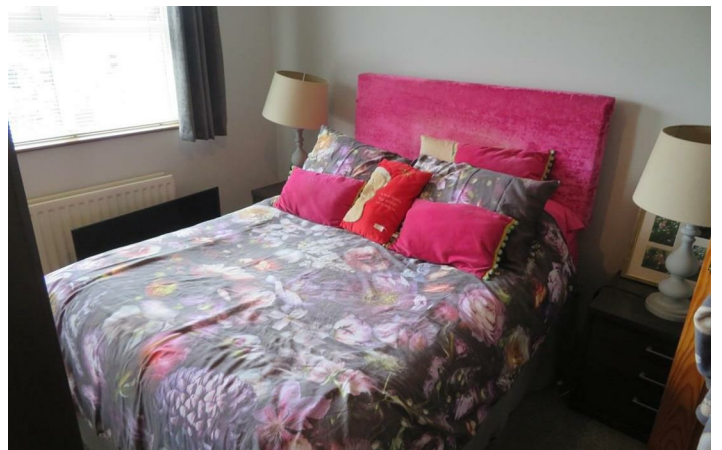
7'10 x 5'7 (2.39m x 1.70m)

## 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