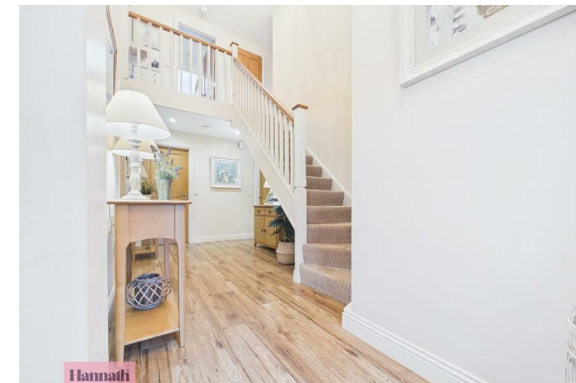




2 Salters Grange Manor, Armagh, Armagh, BT61 8DZ

Offers Over £284,950

- Spacious Four Bedroom Detached Family Home
- Downstairs WC
- Three Piece Fully Tiled Family Bathroom Suite
- Large spacious lounge
- Four Well Proportioned Double Bedrooms
- Oil Fired Central Heating
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Master with en-suite
- Viewing is Strictly via Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

2 Salters Grange Manor, Armagh BT61 8DZ

Hannath Estate Agents is delighted to present this spacious, four-bedroom detached family home, ideally situated in a quiet cul-de-sac just on the outskirts of Armagh. The property boasts a spacious open plan kitchen diner, utility, large living room, downstairs w.c.. On the first floor there are four spacious bedrooms, master with en-suite and a family bathroom. Externally the property boasts a detached garage with solar panels and is fully enclosed.



Hallway

18'0" x 8'1"

A welcoming hallway features warm wooden flooring and neutral walls, creating a light and airy entrance.

Living Room

22'2" x 11'3"

Spacious and inviting, the living room is filled with natural light from multiple windows, complemented by soft wooden flooring and neutral walls. The room's layout offers plenty of space for comfortable seating and relaxing, enhanced by attractive ceiling light fittings and tasteful curtain detailing.

Kitchen / Living Area

22'3" x 12'8"

This contemporary kitchen and living area benefits from tiled flooring and cream cabinetry with a wood-effect work surface. It is well-equipped with integrated appliances including an oven and hob, with a window over the sink. The living area has space for dining and seating, and a decorative stone fireplace with stove adds character and warmth.

Utility Room

8'1" x 5'8"

A useful utility room offers practical storage and access to the exterior.

WC

8'1" x 4'0"

A well-appointed WC with tiled flooring and white sanitary ware, including a pedestal basin and toilet, with a chrome heated towel rail and decorative border tiling adding a touch of style.

Bedroom 1

10'2" x 12'7"

Bedroom 1 is a bright and spacious room with wooden flooring and light walls. It leads to the en-suite

En-Suite

3'3" x 7'10"

The en-suite shower room is neatly tiled and fitted with a walk-in shower, WC, and pedestal basin. The white decor and good lighting create a clean and fresh feel.

Bedroom 2

9'11" x 11'4"

This bedroom features wooden flooring, a window offering plenty of natural light, and built-in mirrored wardrobes for ample storage.

Bedroom 3

8'0" x 11'3"

Bedroom 3 is a cosy space with wooden flooring and built-in mirrored wardrobes for ample storage. The room is well-lit by a window and offers a tranquil environment.

Bedroom 4

7'11" x 11'8"

A charming bedroom with wooden flooring and a dormer window that fills the room with light.

Bathroom

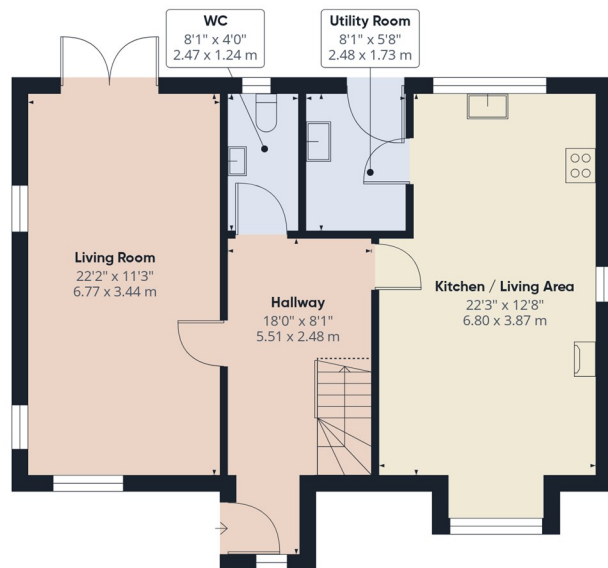
7'11" x 9'1"

A bright and airy bathroom with tiled floors and walls, featuring a white suite including a bath with shower, toilet, and pedestal basin. A skylight window enhances the natural light, complemented by a chrome heated towel rail.

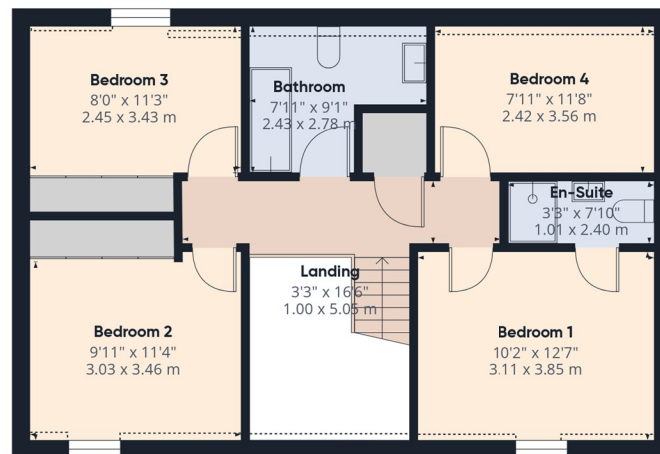
Garage

11'9" x 19'9"

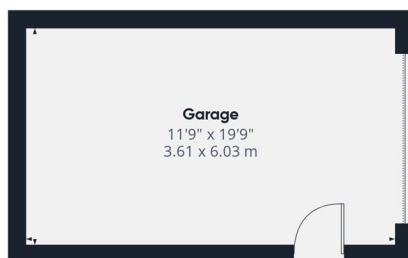
A detached garage with tiled flooring and ample space for parking or storage, accessible via an external door and a large electric up-and-over door.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hannath®

Approximate total area⁽¹⁾

1602 ft²

149 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360