



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

40 Angela Crescent
BT61 9JP

Bedroom	3
Reception	1
Bathroom	1



Spacious three bedroom semi detached home with garage in a sought after development

Offers in Region of: £170,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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Angela Crescent is always one of the most sought after developments within Richhill, and Number 40 is sure to impress! It is well positioned with a prime elevated site, and generous driveway offering great parking to the side. This well maintained family home comprises of spacious living room with multi fuel stove, open plan to dining room. The kitchen has a range of high and low level units with breakfast bar, complimented by integrated appliances. Upstairs you will find a beautiful four piece bathroom suite which has been tastefully completed to give a fresh and modern appeal. There are three bedrooms, two doubles and a generous single room. Outside the low maintenance garden to the rear is paved, and in two sections with a raised patio area providing a wonderful space for enjoying the sunshine. A bespoke timber part enclosed seating area ensures that you can enjoy the garden all year round. A garage set to one side is a welcome addition, and is a fantastic size offering room for a car as well as storage. Early viewing is highly recommended.



- Semi detached home on a prime elevated site
- Spacious living room with multi fuel stove, open plan to dining
- Kitchen with range of units and integrated appliances
- Dining room open plan to living room
- Modern family bathroom suite with separate shower and bath
- Three well proportioned bedrooms
- Detached large garage
- Fully enclosed low maintenance garden with extensive paved patio and bespoke seating area
- Walking distance to schools, shops & amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

uPVC entrance door with ornate glazed panel. Leading to hallway. Double panel radiator. Laminate flooring.

LIVING ROOM

4.27m x 3.97m (14' 0" x 13' 0")

Dual aspect living room, multi fuel stove, with back boiler, set in recessed chamber with slate hearth. Single panel radiator. Laminate flooring. Open to dining.



DINING ROOM

2.77m x 2.97m (9' 1" x 9' 9")

Single panel radiator. Laminate flooring. Open to living room.



KITCHEN DINING

2.97m x 3.45m (9' 9" x 11' 4")

High and low level storage units. Breakfast bar. Four ring ceramic hob. Eye level oven and grill, with additional convection oven below. One and a half bowl sink and drainer with mixer tap. Tiled splashback. Part glazed uPVC door to rear.

LANDING

Access to roof space.

MASTER BEDROOM

3.97m x 3.16m (13' 0" x 10' 4")

Front aspect double bedroom. Single panel radiator.



BEDROOM TWO

3.01m x 3.56m (9' 11" x 11' 8")
Rear aspect double bedroom. Built in storage. Single panel radiator.

BEDROOM THREE

2.97m x 3.09m (9' 9" x 10' 2") (MAX)
Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

1.97m x 2.98m (6' 6" x 9' 9")
Four piece modern suite comprising of electric shower, moulded bath with centre mixer tap. Dual flush WC. Sink with vanity unit. Hotpress. Window. Recessed lighting. Extractor.

GARAGE

3.09m x 6.04m (10' 2" x 19' 10")
Up and over door. Boiler. Power and light. Pedestrian door.

GARDEN

Access gate to side. Outside tap. Bespoke enclosed seating area. Raised paved patio. Oil tank



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