



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

42 Moss View
Waringstown
BT66 7LL

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented three bedroom semi detached home set within a quiet cul de sac position

Offers in Excess of: £179,500

Opening Times

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

Viewing strictly by appointment only

028 3833 1111

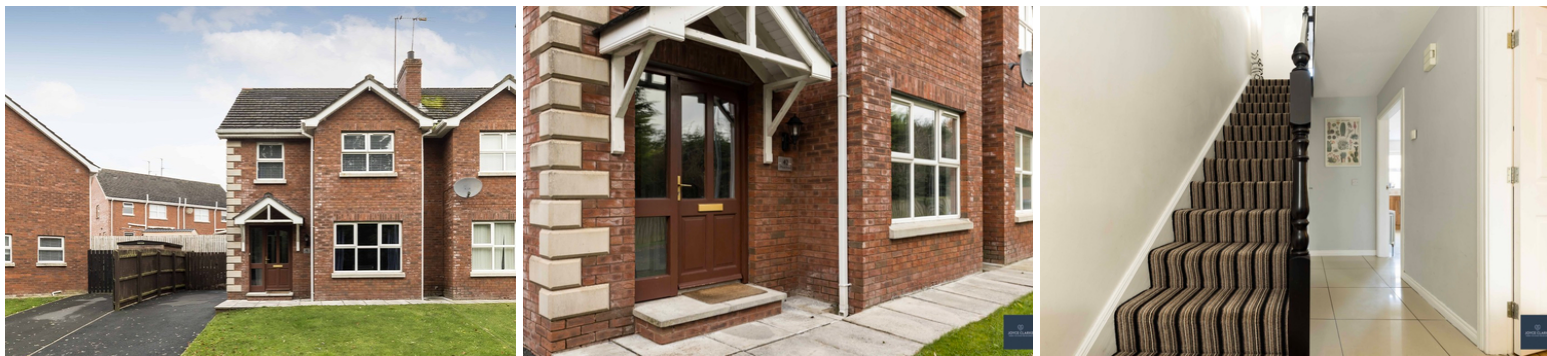
www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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TAKING YOU HOME

42 Moss View is a spacious three bedroom semi detached home, tucked away in a quiet cul de sac position within this popular development. Schools, shops and amenities are just a few minutes walk away, with local towns of Lurgan and Banbridge just a short drive by car. The living room of this all brick home, is a spacious room with a bay window providing wonderful natural light. Moving to the kitchen, this is open plan and has a range of integrated appliances. There is also a utility room and downstairs WC. This well proportioned semi detached home has three great sized bedrooms <master en-suite> and benefits from bespoke built in wardrobes in two of them. The family bathroom has a modern four piece suite. The fully enclosed garden to the rear has fantastic privacy, and is finished with ornate brick paver for low maintenance. Driveway laid in tarmac provides ample parking.



- Attractive red brick semi detached home in a highly convenient location
- Three well appointed bedrooms (master en suite)
- Open plan kitchen dining with integrated appliances
- Spacious living room with feature fireplace
- Utility room and downstairs WC
- Modern bathroom suite with separate shower
- Fully enclosed private garden to rear laid in brick paving
- Driveway to the side providing ample parking
- Walking distance to schools, shops & amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE / PORCH

1.95m x 1.16m (6' 5" x 3' 10")

Partially glazed hardwood door with glazed side panels, leading into porch. Tiled flooring.

LEADING INTO HALLWAY

Understairs storage area. Double panel radiator. Tiled flooring.

LIVING ROOM

5.53m x 3.76m (18' 2" x 12' 4")

Bay Window. Feature fireplace with electric fire and tiled hearth. Double panel radiator. Laminate flooring.



KITCHEN / DINING

4.01m x 3.75m (13' 2" x 12' 4")

Excellent range of high and low-level units, including glazed display cabinet. Range of integrated kitchen appliances, including oven and four ring hob with stainless steel extractor hood over, dishwasher and fridge-freezer. One and a half bowl stainless steel sink. Tiled flooring. Recessed lighting.



UTILITY ROOM

1.96m x 1.91m (6' 5" x 6' 2")

Low level units with space for washing machine and tumble drier. Stainless steel sink and drainer. Tiled flooring and splashback. Partially glazed door to rear. Double panel radiator.

GROUND FLOOR WC

1.93m x 0.78m (6' 4" x 2' 7")

Two-piece bathroom suite comprising of pedestal style sink and dual flush WC. Window. Tiled flooring and splashback.



LANDING

Access to roof space and hot-press. Alarm panel.



MASTER BEDROOM

4.84m x 2.50m (15' 11" x 8' 2")

Front aspect double bedroom. Built-in slide robes. Single panel radiator.

ENSUITE

2.31m x 1.21m (7' 7" x 397' 0")

Walk-in shower enclosure with electric shower, pedestal style sink and dual flush WC. Single panel radiator. Extractor fan.

BEDROOM TWO

3.019m x 3.12m (9' 11" x 10' 3")

Rear aspect double bedroom. Built-in slide robes. Single panel radiator.

BEDROOM THREE

2.59m x 1.93m (8' 6" x 6' 4")

Front aspect bedroom. Built in wardrobe. Single panel radiator.

BATHROOM

2.56m x 1.93m (8' 5" x 6' 4")

Excellent four-piece bathroom suite comprising of corner shower cubicle, pedestal style sink, bath and dual flush WC. Window. Extractor fan. Partially tiled walls. Double panel radiator.

OUTSIDE

Fully enclosed rear garden with feature brick paver. Outside tap. Side access gate leading to driveway. Oil tank.

Driveway to side laid in tarmac. Front garden laid in lawn.



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