



8 Magherana Park , Waringstown, BT66 7QF

A three bedroom bungalow with garage in this popular residential development in the sought after village of Waringstown. Village centre within walking distance and convenient for larger neighbouring towns of Lurgan and Banbridge.

Although requiring considerable modernisation throughout, the potential for a great bungalow offering well appointed accommodation can't be denied.

A great option for those looking to downsize to a property allowing for their own personal stamp to be added.

Offers in the region of £115,000

8 Magherana Park

, Waringstown, BT66 7QF



- Three bedroom bungalow in popular area
- Family bathroom with further separate WC at back door
- Two reception rooms including conservatory
- Garage
- Generous kitchen with open plan dining/living
- Oil fired central heating

Entrance

Living Room

19'8 x 10 (5.99m x 3.05m)

Kitchen/Dining

18'8 x 16'7 (deepest points) (5.69m x 5.05m (deepest points))

Bedroom 1

14'1 x 10'11 (4.29m x 3.33m)

Bedroom 2

10'4 x 9'11 (3.15m x 3.02m)

Bedroom 3

10'5 x 9'4 (3.18m x 2.84m)

Conservatory

11'9 x 10'2 (3.58m x 3.10m)

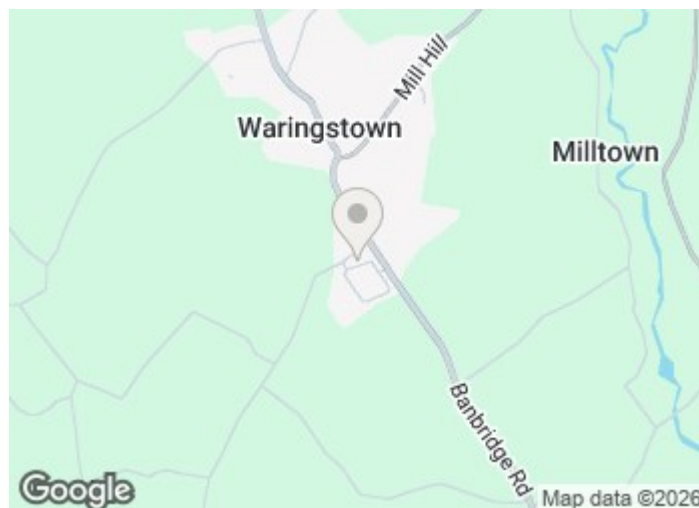
Bathroom

9 x 6'5 (2.74m x 1.96m)

Garage

16'11 x 9'3 (5.16m x 2.82m)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	