

**9 CHURCHVIEW CLOSE
ANNAGHMORE
PORTADOWN
CO. ARMAGH
BT62 1NT**



*working harder to make your **move easier***

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“CLASS IN CHURCHVIEW CLOSE”

A BEAUTIFUL HOME ON A GENEROUS SITE IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT WITH VIEWS OF OPEN COUNTRYSIDE....

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET THIS BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY. OFFERING THE FORTUNATE PURCHASER SPACIOUS, VERSATILE, MODERN & COMFORTABLE LIVING ACCOMMODATION, EXTENDING TO 3 BEDROOMS, MASTER ENSUITE, COMPLIMENTED BY A MOST GENEROUS SITE WITH AN ENCLOSED REAR GARDEN, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES OR RIGHT-SIZERS ALIKE.

SITUATED JUST OFF THE MOSS ROAD, AND BENEFITTING FROM GREAT ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO MOY, DUNGANNON, ARMAGH & PORTADOWN, THIS PROPERTY ENJOYS AN EXTREMELY CENTRAL LOCATION, AND IS ALSO ONLY MINUTES TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD WHILST BOASTING BEAUTIFUL VIEWS OF OPEN COUNTRYSIDE TO ITS REAR.

A FANTASTIC HOME ON A GREAT SITE IN A MOST POPULAR DEVELOPMENT, WHERE THE CURRENT OWNERS GOOD TASTE & ATTENTION TO DETAIL IS CLEARLY EVIDENT – EARLY VIEWING IS RECOMMENDED!



GUIDE PRICE: £204,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2016 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- SITUATED ON A GENEROUS SITE WITH AN ENCLOSED REAR GARDEN.
- QUIET & POPULAR SEMI-RURAL DEVELOPMENT.
- VIEWS OF OPEN COUNTRYSIDE TO REAR OF PROPERTY.
- ONLY MINUTES BY CAR TO MOY, DUNGANNON, ARMAGH & PORTADOWN.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.
- 3 DOUBLE BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- QUALITY OAK KITCHEN WITH ISLAND.
- AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 3 PIECE SUITE.
- OAK INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- CURTAINS MAY BE AVAILABLE TO PURCHASE SUBJECT TO NEGOTIATION.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SECURITY ALARM.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- ENCLOSED REAR GARDEN WITH PATIO AREA, PLAYHOUSE & UTILITY STORE.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:
OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.
TILED FLOOR.



SITTING ROOM:
GLASS FRONTED SOLID FUEL STOVE IN STONE INGLENOOK WITH TILED HEARTH. FEATURE PANELLING TO WALLS. COVING TO CEILING. PRE-FINISHED FLOOR.



INNER HALL:
FEATURE PANELLING TO WALLS. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR.



KITCHEN / DINING AREA:

SOLID OAK FITTED HIGH & LOW LEVEL UNITS. ISLAND UNIT WITH STORAGE. PELMET OVER S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR ELECTRIC RANGEMASTER COOKER (INCLUDED IN SALE) WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER (NOT INCLUDED IN SALE) WITH WINE STORAGE OVER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. COVING TO CEILING. GLAZED FRENCH DOORS TO REAR GARDEN. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL TO SIDE OF PROPERTY / DRIVEWAY.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE (NOT INCLUDED). SPACE FOR TUMBLE DRYER (NOT INCLUDED). FITTED UNDER STAIR STORAGE CUPBOARD. TILED FLOOR. X-FAN.



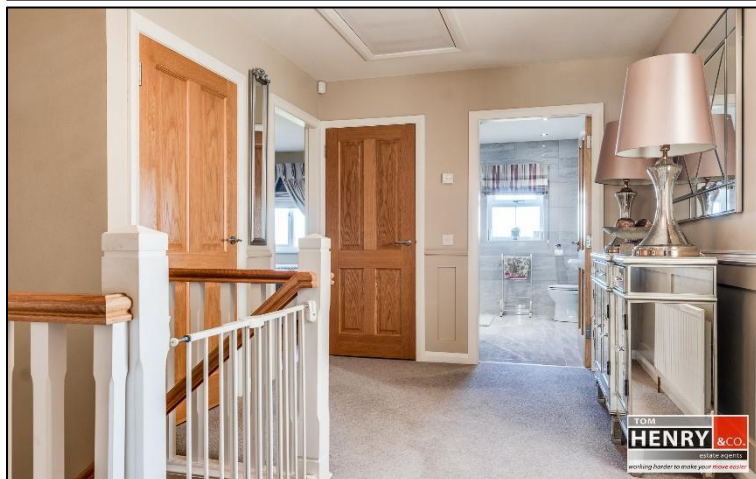
FIRST FLOOR:

STAIRS & LANDING:

CARPET. SOME FEATURE PANELLING TO WALLS. AIRING CUPBOARD: HANGING SPACE WITH ELECTRIC LIGHT. CARPET TO FLOOR. HOTPRESS: SHELVED WITH ELECTRIC LIGHT.

ROOF SPACE:

ACCESSED VIA A PULL-DOWN LADDER. FLOORED FOR STORAGE. ELECTRIC LIGHT. GABLE WINDOW FOR POTENTIAL FURTHER ACCOMMODATION (SUBJECT TO REQUIRED CONSENTS).

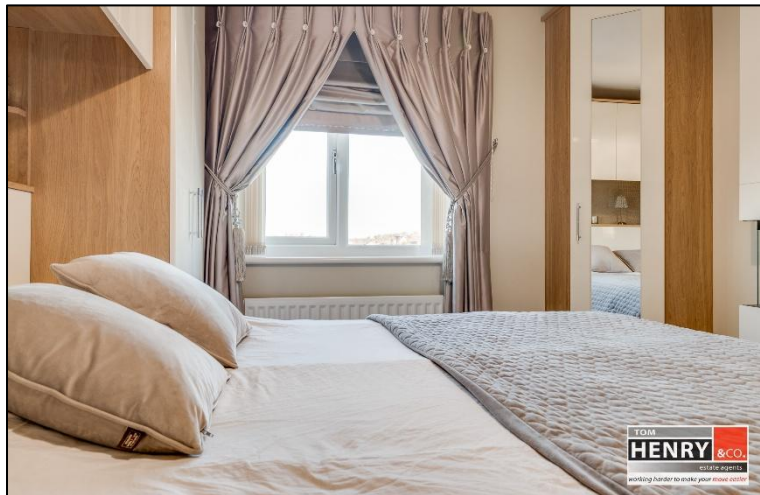


MASTER BEDROOM:

TO REAR. FITTED WARDROBES (FITTED MEDIA WALL NOT INCLUDED). PRE-FINISHED FLOOR.

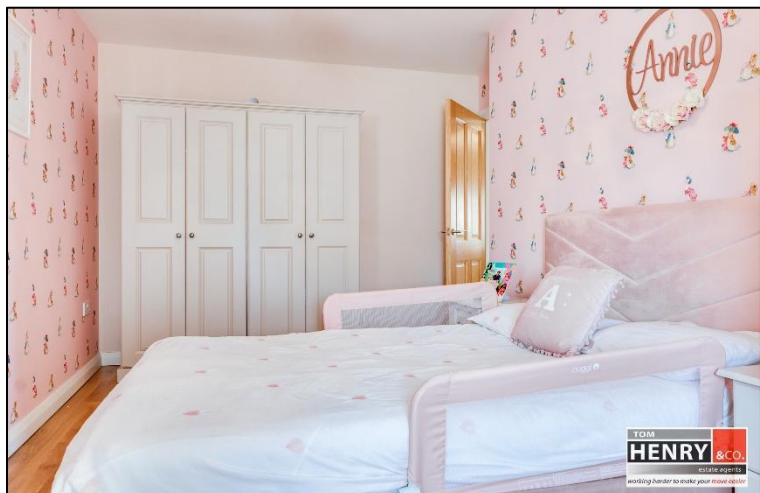
ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TILED ELECTRIC SHOWER. TOILET. TILED FLOOR. X-FAN.



BEDROOM 2:

TO FRONT. PRE-FINISHED FLOOR.



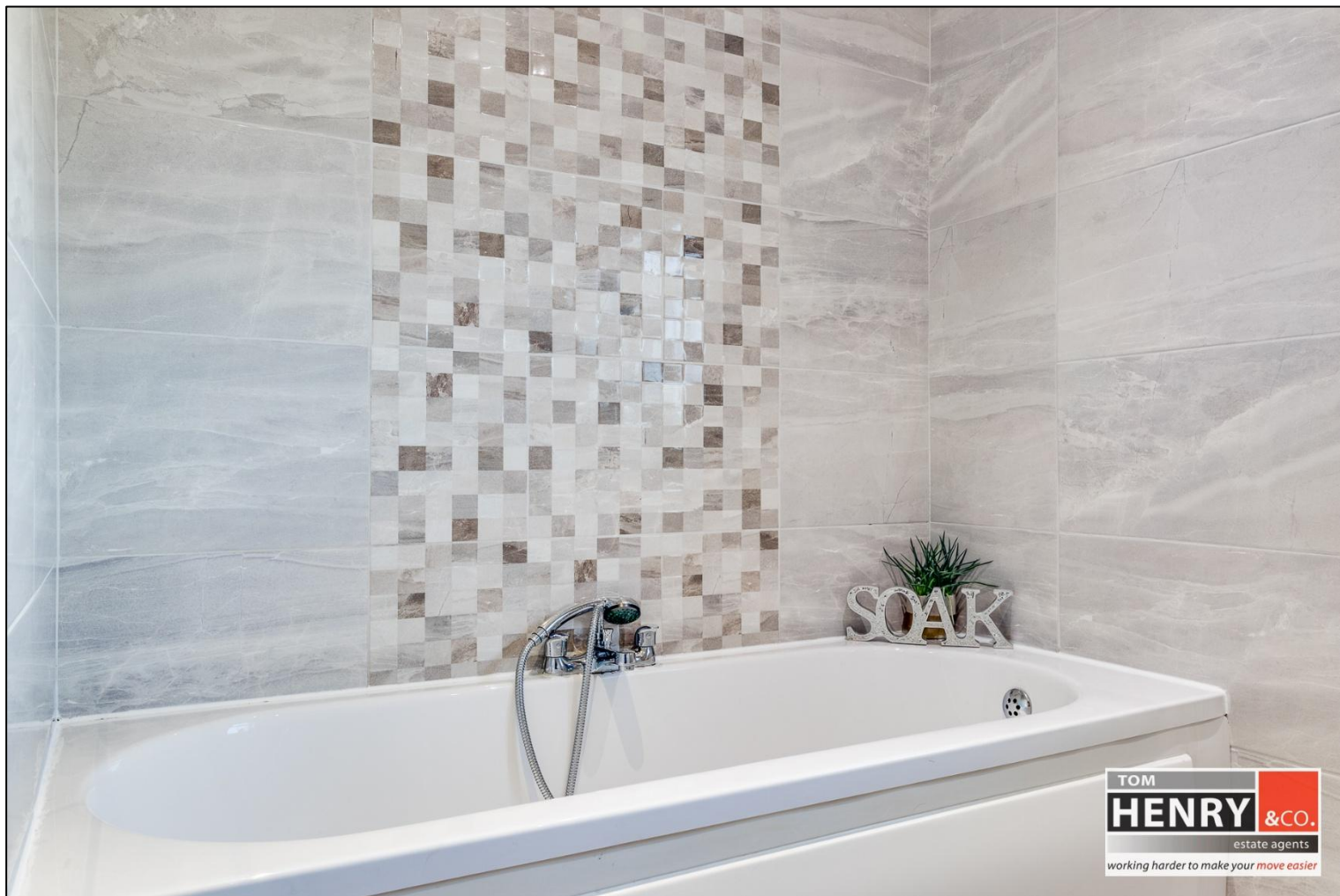


BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
BATH WITH MIXER TAP SHOWER HEAD FITTING. WASH HAND BASIN
WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR. X-FAN.





OUTSIDE:

TARMAC DRIVEWAY TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN WITH HEDGE.



ENCLOSED, WELL FENCED GARDEN TO REAR WITH RAISED GRANITE PATIO AREA. AREA LAID TO CONCRETE. HOT & COLD EXTERNAL WATER TAPS.

PLAYHOUSE (INCLUDED IN SALE): INSULATED. ELECTRIC LIGHT & POWER POINTS. (ELECTRIC STOVE & T.V. NOT INCLUDED IN SALE).

SHED / UTILITY STORE (INCLUDED IN SALE): ROLL-UP DOOR. PEDESTRIAN DOOR. ELECTRIC LIGHT & POWER POINTS.

CLIMBING FRAME & SWING NOT INCLUDED BUT MAY BE AVAILABLE TO PURCHASE SUBJECT TO SEPARATE NEGOTIATION.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.