

# 3 bedroom semi-detached house for sale, Hermitage, Hillsborough BT26 (1450 GBP)



Location **Northern Ireland, County Armagh**  
<https://www.freedasz.co.uk/x-164561-z>

An ever appealing EXTENDED semi-detached villa in this sought after location, entrance hall, lounge with feature fireplace, modern fitted kitchen dining area open plan to extended family room, doors to elevated decked area, three bedrooms plus bathroom with deluxe white suite, attached garage with utility area and wc, enclosed and private rear gardens, oil fired heating and double glazing, well presented throughout, car parking to front Entrance Hall Laminate flooring Lounge 11' 11" x 15' 3" (3.62m x 4.65m ) Feature fireplace, granite hearth and inset, open fire, wooden flooring Kitchen 10' 1" x 18' 1" (3.07m x 5.51m ) Extensive range of high and low level units, single drainer stainless sink unit, gas hob and electric oven, integrated dishwasher Dining Area Open to kitchen Family Area 12' 1" x 13' 6" (3.69m x 4.1m ) Double glazed sliding door to decked area, open to kitchen/ dining Landing Bedroom 1 10' 3" x 13' 5" (3.13m x 4.08m ) Built-in mirror slide robes Bedroom 2 8' 11" x 10' 3" (2.71m x 3.13m ) Built-in robes Bedroom 3 7' 7" x 9' 1" (2.31m x 2.77m ) Bathroom White suite comprising panelled bath, mixer tap, electric shower, wash hand basin, low level Wc, wall tiling, laminate flooring Garage 9' 6" x 28' 2" (2.88m x 8.57m ) Utility area to rear, with separate Wc Outside Front garden, car parking, enclosed and private rear gardens in part lawns, pond, part paved, elevated decked area, oil storage tank IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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