

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
1 KINGSWAY DRIVE
LURGAN
BT66 7ER



Three bedroom semi detached home
OFFERS AROUND £129,950
Viewing strictly by appointment only



1 Kingsway Drive is a fantastic three bedroom semi detached home, situated off Wood Lane in Lurgan. This property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this fantastic property comprises hallway, front aspect living room, kitchen with integrated oven and hob, family room and ground floor wc. Three well appointed bedrooms and family bathroom completes the first floor. Low maintenance front garden surrounded by wall and hedging. Spacious concrete driveway providing ample off street parking. Fully enclosed paved rear garden surrounded by hedging and timber fencing and single garage. This fantastic property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

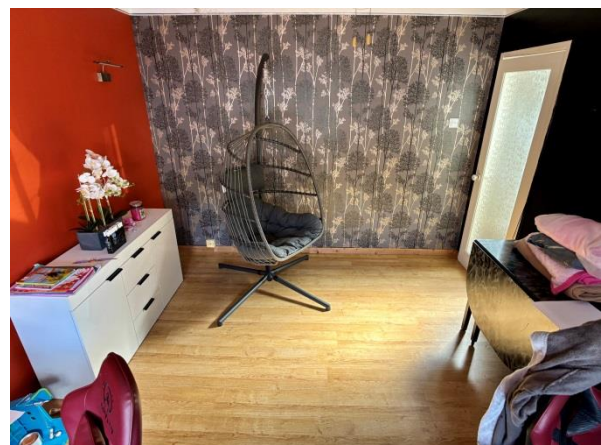
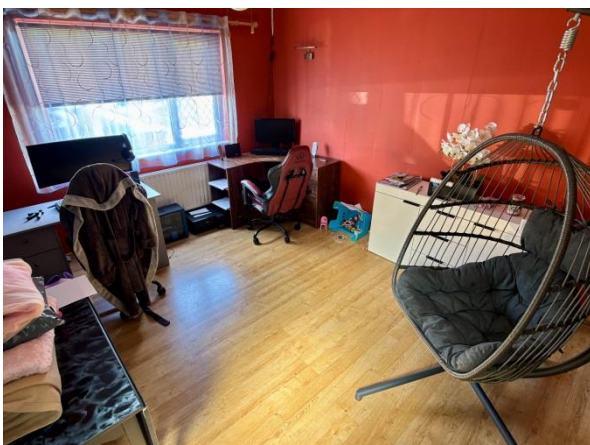
PVC entrance door with glazed panel and side glazed panel, double panel radiator, enclosed storage cupboard and laminate flooring.



LIVING ROOM:

12' 9" x 10' 8" (3.89m x 3.25m)

Front aspect living room, double panel radiator and laminate flooring.



KITCHEN:

14' 9" x 6' 9" (4.5m x 2.10m)

An excellent range of high and low level cupboard and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Arch through to family room, enclosed storage cupboard and vinyl flooring. Glazed door to rear of property.



FAMILY ROOM:

16' 8" x 9' 8" (5.08m x 2.95m)

Rear aspect family room, double panel radiator, laminate flooring and sliding door to rear of property. Arch through to kitchen.



GROUND FLOOR WC:

9' 8" x 3' 2" (2.95m x 0.97m)

Two piece coloured suite comprising pedestal wash hand basin with tile splashback and wc. Extractor fan and laminate flooring.



LANDING:

Metal spiral staircase leading to landing, carpet flooring on stairs and laminate flooring. Access to floored roofspace with light and power.

BEDROOM (1):

12' 9" x 9'9" (3.89m x 2.97m)

Rear aspect double bedroom, single panel radiator and laminate flooring.



BEDROOM (2):

12' 9" x 9' 9" (3.89m x 2.97m)

Front aspect double bedroom, single panel radiator and carpet and laminate flooring. Tiled shower cubicle with electric shower fitment and folding glazed panel.



BEDROOM (3):

9' 8" x 7' 0" (2.95m x 2.13m)

Front aspect single bedroom, built in wardrobe, single panel radiator and laminate flooring.



BATHROOM:

7' 5" x 7' 0" (2.26m x 2.13m)

Three piece coloured suite comprising panelled bath, pedestal wash hand basin and wc. Enclosed storage cupboard, single panel radiator, part tiled walls and laminate flooring.



OUTSIDE:

Low maintenance concrete front garden surrounded by wall and hedging. Spacious concrete driveway providing ample off street parking. Fully enclosed paved rear garden surrounded by hedging and timber fencing. Water tap. Lean to with perspex roof at side of property.





GARAGE:

16' 9" x 11' 1" (5.11m x 3.38m)

Single garage with up and over door housing oil fired central heating boiler. Light and power. Single stainless steel sink bowl and drainer and plumbed for washing machine.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9370-2000-2300-2427-7155

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1173 sq. ft.
- Front aspect living room
- Kitchen with integrated oven and hob
- Three well proportioned bedrooms
- Three piece family bathroom
- Oil fired central heating
- Single garage
- Fully enclosed rear garden
- Spacious concrete driveway providing ample off street parking
- Situated a short walk from the picturesque Lurgan Park
- Close to schools, shops and all local amenities
- Rates: £878
- EPC: E

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.
