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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
32 THE HOLLOWES
LURGAN
BT66 7FF



Four bedroom detached home
OFFERS AROUND £274,950
Viewing strictly by appointment only

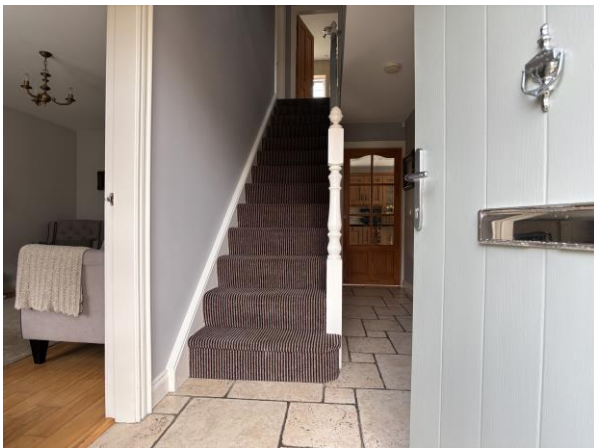


Number 32 is a superb bright and spacious four bedroom detached home situated in the quiet and popular residential area of The Hollows in Lurgan. This beautifully presented and well maintained property is ideally located off the Gilford Road, a short drive from Lurgan Town Centre and is close to primary and secondary schools and all local amenities. Internally the property comprises hallway, living room with electric fire inset in feature fireplace, family room with open fire in feature fireplace, open plan kitchen/dining room with Rangemaster gas & electric cooker, utility room and ground floor wc. Four well proportioned bedrooms including master bedroom with ensuite shower room and family bathroom complete the first floor. Front garden laid in lawn with mature trees and spacious tarmac driveway providing ample off street parking and single garage. Fully enclosed rear garden laid in lawn with decorative patio area, shrubs and bedding areas surrounded by timber fencing. This exceptional 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 remarkable home has to offer.

ACCOMMODATION

HALLWAY:

Entrance door with diamond glazed panel and side glazed panel, enclosed storage cupboard, single panel radiator and tile flooring.



LIVING ROOM:

14' 2" x 10' 0" (4.32m x 3.05m)

Front aspect living room with electric fire inset in feature fireplace, double panel radiator, roller blinds and wooden flooring.





FAMILY ROOM:

17' 2" x 11' 2" (5.23m x 3.4m)

Front aspect family room with open fireplace in feature fireplace, double panel radiator, roller blind and wooden flooring.



KITCHEN/DINING ROOM:

21' 6" x 11' 7" (6.55m x 3.53m)

An excellent range of high and low cupboards and drawers, 1.5 undermounted stainless sink bowls, Rangemaster electric cooker with gas hob and extractor fan above, integrated fridge/freezer and dishwasher. Breakfast bar area, recessed downlighting, pelmet lighting, part tiled walls and tiled flooring. Double panel radiator and patio doors to rear of property. Space for table and chairs.



UTILITY ROOM:

8' 10" x 6' 1" (2.69m x 1.85m)

A range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, space for washing machine and tumble dryer. Single panel radiator, part tiled walls and tile flooring. Wooden door with diamond glazed panel leading to rear of property.

**GROUND FLOOR WC:**

6' 1" x 3' 2" (1.85m x 0.97m)

Two piece white suite comprising pedestal wash hand basin and wc. Single panel radiator, tile splashback and tile flooring.

**LANDING:**

White spindle staircase leading to landing, enclosed hot press, single panel radiator, carpet flooring and access to roofspace.



MASTER BEDROOM:

12' 1" x 11' 2" (3.68m x 3.4m)

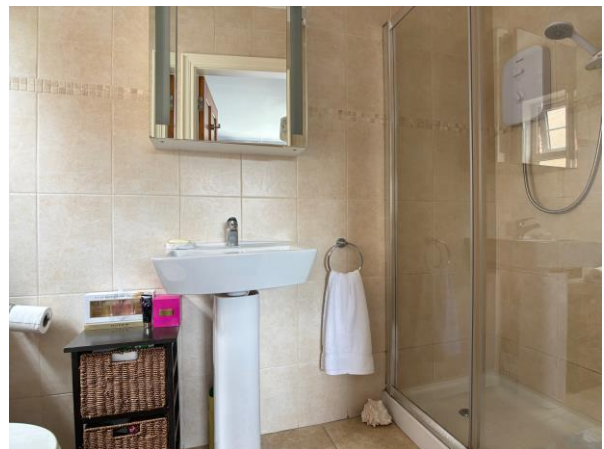
Rear aspect double bedroom, double panel radiator and carpet flooring. Ensuite shower room off.



ENSUITE SHOWER ROOM:

9' 0" x 3' 9" (2.74m x 1.14m)

Three piece white suite comprising tiled shower cubicle with electric shower and glazed sliding panels, pedestal wash hand basin and wc. Wall hung vanity unit, single panel radiator, extractor fan and tiled flooring.



BEDROOM (2):

12' 10" x 9' 10" (3.91m x 3m) (At furthest points)

Rear aspect single bedroom, single panel radiator and carpet flooring.



BEDROOM (3):

12' 4" x 11' 1" (3.76m x 3.38m)

Front aspect double bedroom, single panel radiator, roller blind and carpet flooring.



BEDROOM (4):

13' 9" x 10' 0" (4.19m x 3.05m)

Front aspect double bedroom, single panel radiator, roller blind and carpet flooring.



BATHROOM:

8' 3" x 7' 3" (2.51m x 2.21m)

Three piece white suite comprising tiled bath with mains shower fitment and folding glazed panel, pedestal wash hand basin and wc. Double panel radiator, extractor fan and tiled walls and flooring. Plumbing in place under tiles for corner shower.



OUTSIDE:

Fully enclosed rear garden laid in lawn with paved patio and decorative circular patio area, with shrubs, mature trees and bedding areas surrounded by timber fencing. Timber gate to side of property and single garage. Front garden laid in lawn with mature trees. Spacious tarmac driveway providing ample off street parking for numerous vehicles.





GARAGE:
18' 5" x 12' 0" (5.61m x 3.66m)
Single garage with roller door, light and power. Housing oil fire central heating boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0330-2904-1680-2596-4515

SPECIAL FEATURES:

- Superb four bedroom detached home approx. 1819 sq. ft.
- Much sought after and convenient location
- Popular and quiet residential location
- Close to schools, shops and all local amenities
- Front aspect living room with electric fire inset in feature fireplace
- Front aspect family room with open fire in feature fireplace
- Open plan kitchen/dining room with Rangemaster gas & electric cooker
- Utility room with space for washing machine and tumble drier
- Ground floor wc
- Four well appointed bedrooms
- Master bedroom with ensuite shower room
- Three piece family bathroom
- Oil fired central heating
- Single garage with roller door
- Fully enclosed rear garden with decorative patio area
- Spacious tarmac driveway providing ample off street parking for numerous vehicles
- Rates: £1810
- EPC: D
- Management fee: £10

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