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APEX
PROPERTY AGENCY

FOR SALE
15 KNOCKNASHANE MEADOWS
LURGAN
BT66 7GA



Three bedroom semi detached home
OFFERS AROUND £169,950
Viewing strictly by appointment only



Number 15 is a stunning semi detached home, nestled in a quiet cul de sac in Knocknashane Meadows, Lurgan. This superb home is situated in an excellent location, off Bowens lane, close to schools, shops and all local amenities. Internally this impressive family home comprises hallway, front aspect living room with electric fire inset in feature fireplace, spacious kitchen/dining area with integrated oven and hob. Three well proportioned bedrooms and modern four piece family bathroom complete the first floor. Externally the property boasts fully enclosed private rear garden laid in lawn with paved patio area and bedding areas surrounded by timber fencing and hedging. Front garden laid in lawn with spacious tarmac driveway providing ample off street parking. This fantastic home 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 beautiful home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with arch glazed panel and side glazed panel leading to hallway. Enclosed storage cupboard, single panel radiator and laminate flooring.



LIVING ROOM:

14' 1" x 12' 2" (4.29m x 3.71m)

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





KITCHEN/DINING ROOM:

18' 9" x 11' 5" (5.72m x 3.48m)

An excellent range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with extractor fan above. Washing machine and dishwasher, double panel radiator, part tiled walls and laminate flooring. Space for table and chairs. Part glazed door with venetian blind leading to side and rear of property.





LANDING:

Pine spindle staircase leading to landing, enclosed hot press and carpet flooring. Access to roofspace.



BEDROOM (1):

11' 8" x 11' 5" (3.56m x 3.48m) (At furthest points)

Rear aspect double bedroom, single panel radiator, vertical blinds and carpet flooring. Bench, bookcase, wall shelves and wardrobe.





BEDROOM (2):

14' 5" x 10' 0" (4.39m x 3.05m)

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



BEDROOM (3):

10' 7" x 8' 6" (3.23m x 2.59m) (At furthest points)

Front aspect single bedroom, built in wardrobe, fitted desk and shelving, single panel radiator, roller blind and carpet flooring.





BATHROOM:

7' 8" x 6' 7" (2.34m x 2.01m)

Four piece white suite comprising panelled bath, shower cubicle with mains shower fitment and sliding glazed panels, sink in vanity unit and wc. PVC ceiling, recessed downlighting, chrome radiator, wall mounted mirror and tiled walls and flooring.



OUTSIDE:

Fully enclosed rear garden laid in lawn with paved patio area and bedding areas surrounded by timber fencing and hedging. Outdoor tap and timber gate to rear of property. Shed approx. 10 ft. x 8 ft. Front garden laid in lawn with mature tree and spacious tarmac driveway providing ample off street parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9031-3065-7208-9266-5204

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1141 ft.
- Front aspect living room with electric fire inset in feature fireplace
- Kitchen/Dining room with integrated oven and hob
- Three well appointed bedrooms
- Four piece modern family bathroom
- Fully enclosed rear garden laid in lawn with patio area
- Spacious tarmac driveway providing ample off street parking
- Oil fired central heating - combi boiler
- Situated off Bowens Lane
- Close to schools, shops and all local amenities
- Situated a short walk from the picturesque Lurgan Park
- Rates: £1015 per year
- Freehold
- Chain free
- EPC: C

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