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APEX
PROPERTY AGENCY

FOR SALE
103 GARRYMORE
CRAIGAVON
BT65 5JE



Three bedroom mid terrace home
OFFERS AROUND £99,950
Viewing strictly by appointment only

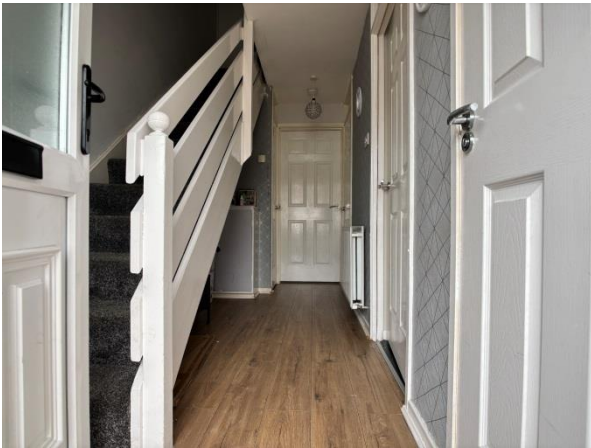


Number 103 is a fantastic three bedroom mid terrace situated in Garrymore in Craigavon. The property is ideally located close to schools, shops, all amenities. Internally the property comprises hallway, living room, open plan kitchen/dining room, ground floor wc and rear hallway. Three well appointed bedrooms and family bathroom complete the first floor. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with glazed panel and glazed side panel, enclosed storage cupboard, double panel radiator and laminate flooring. Ground floor WC off.



LIVING ROOM:

19' 9" x 10' 5" (6.02m x 3.18m)

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





KITCHEN/DINING ROOM:

15' 8" x 10' 6" (4.78m x 3.2m)

A good range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above, fridge/freezer and space for washing machine. Single panel radiator, part tiled walls, venetian blinds and vinyl flooring. Space for table and chairs.



GROUND FLOOR WC:

6' 0" x 2' 7" (1.83m x 0.79m)

Two piece white suite comprising pedestal wash hand basin and wc. Tile splashback and vinyl flooring.



REAR HALLWAY:

6' 1" x 3' 0" (1.85m x 0.91m)

Part glazed pvc white door leading to rear of property and laminate flooring.

LANDING:

Enclosed storage cupboard, access to roof space and carpet flooring.



BEDROOM (1):

11' 8" x 10' 0" (3.56m x 3.05m)

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



BEDROOM (2):

14' 6" x 7' 9" (4.42m x 2.36m)

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

**BEDROOM (3):**

11' 8" x 11' 7" (3.56m x 3.53m) (At furthest points)

Rear aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.

**BATHROOM:**

6' 9" x 5' 5" (2.06m x 1.65m)

Three piece white suite comprising panelled bath with electric shower and glazed swivel panel, pedestal wash hand basin and wc. Tiled walls and tile flooring, double panel radiator and roller blind.





OUTSIDE:

Low maintenance pebbled front garden with paved path surrounded by wall and timber fencing. Fully enclosed paved rear garden, enclosed shed surrounded by timber fencing and gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0340-2400-6680-2726-1555

SPECIAL FEATURES:

- Three bedroom mid terrace home approx.1237 ft.
- Rear aspect living room
- Kitchen/dining room with integrated oven and hob
- Ground floor wc
- Three well appointed bedrooms
- Three piece family bathroom
- Low maintenance enclosed pebble front garden
- Low maintenance fully enclosed rear garden
- Parking to front of property
- Oil fired central heating
- Close to schools, shops and all local amenities
- Rates: £713
- Chain free
- EPC: C

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