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APEX PROPERTY AGENCY

FOR SALE

27 WOOD LANE
LURGAN
BT66 7EL



Three bedroom semi detached home

OFFERS AROUND £149,950

Viewing strictly by appointment only

The Property Ombudsman

FSB MEMBER

27 Wood Lane is a fantastic three bedroom semi detached home, situated off the Banbridge Road 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, rear aspect family room, open plan kitchen/dining area and ground floor wc. Three well appointed bedrooms and family bathroom completes the first floor. Fully enclosed rear garden laid in lawn with decking area surrounded by hedging and timber fencing. Spacious tarmac driveway providing ample off street parking for numerous vehicles 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:
Mahogany entrance door with decorative glazed panel and glazed side panel, single panel radiator and laminate flooring. Ground floor wc off.





LIVING ROOM:
13' 0" x 11' 0" (3.96m x 3.35m)
Front aspect living room with open fire in feature fireplace, single panel radiator, venetian blinds and laminate flooring.





FAMILY ROOM:
12' 9" x 9' 9" (3.89m x 2.97m)
Rear aspect family room with open fire in feature fireplace with back boiler, double panel radiator, vertical blinds and laminate flooring.





GROUND FLOOR WC:
4' 2" x 3' 0" (1.27m x 0.91m)
Ground floor wc comprising toilet and wash hand basin combination unit, part tiled wall and laminate flooring.





KITCHEN/DINING AREA:
16' 3" x 9' 5" (4.95m x 2.87m)
Open plan kitchen with arch through to dining area. A good range of high and low cupboards and drawers, single stainless steel sink bowl and drainer, integrated hob with free standing oven and extractor fan above. Space for fridge/freezer and washing machine. Part tiled walls, double panel radiator and vinyl flooring. Part glazed pvc door leading to rear of property.









LANDING:
Mahogany spindle staircase leading to landing, roller blind and carpet flooring. Access to floored roofspace.



BEDROOM (1):
13' 0" x 10' 0" (3.96m x 3.05m)
Front aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.



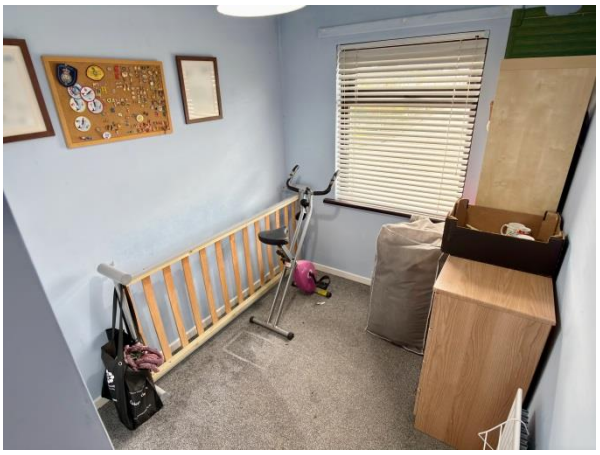


BEDROOM (2):
12' 9" x 9' 9" (3.89m x 2.97m)
Rear aspect double bedroom, single panel radiator, roller blind and carpet flooring.





BEDROOM (3):
9' 8" x 7' 0" (2.95m x 2.13m) (At furthest points)
Front aspect single bedroom with built in wardrobe, single panel radiator, venetian blind and carpet flooring.



BATHROOM:
7' 5" x 6' 9" (2.26m x 2.06m)
Three piece white suite comprising panelled bath with Redring electric shower above and shower curtain, pedestal wash basin and wc. Built in cupboard, venetian blind, tiled walls and flooring, Access to roof space.







OUTSIDE:

Fully enclosed rear garden lawn in lawn with decking area surrounded by timber fencing and hedging. Shed approx. 8" x 6" and water tap. Timber gate to front of property. Spacious tarmac driveway to front of property providing ample off street parking for numerous vehicles. Single garage.







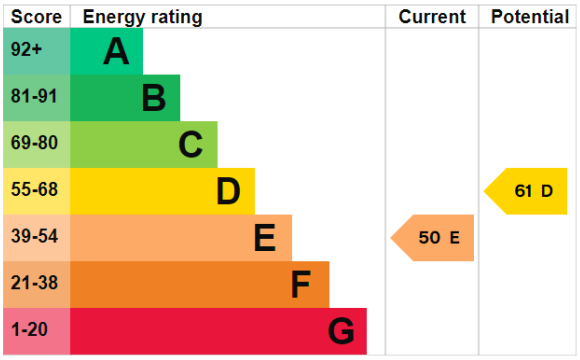






GARAGE:
15' 0" x 8' 0" (4.57m x 2.44m)
Single garage with roller door approx. 15" x 8" with light and power.





EPC Certificate Number: 9239-3924-2000-0870-5272

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1141 sq. ft.
- Front aspect living room with open fire
- Rear aspect family room with open fire
- Open plan kitchen/dining room
- Ground floor wc
- Three well proportioned bedrooms
- Three piece family bathroom
- Oil fired central heating
- Fully enclosed rear garden with decking area
- Single garage
- Spacious tarmac 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
- Leasehold
- Ground rent: £15/20 per year
- EPC: E
- Chainfree

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