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APEX PROPERTY AGENCY

FOR SALE

60 GARLAND AVENUE
LURGAN
BT66 6JH



Three bedroom mid terrace

OFFERS AROUND £109,950

Viewing strictly by appointment only

The Property Ombudsman
FSB MEMBER

60 Garland Avenue is a fantastic three bedroom mid terrace home, situated off the Lough Road in Lurgan. This incredible property offers an excellent position, situated close to schools, shops and all local amenities. Internally this superb property comprises hallway, front aspect living/dining room, kitchen with integrated oven, hob and dishwasher and ground floor bathroom. Three well appointed bedrooms complete the first floor. Fully enclosed low maintenance pebbled front garden with shrubs surrounded by timber fencing with metal gate. Right of way access leading to rear garden laid in lawn surrounded by timber fencing and spacious shed approx. 18' 4" x 9' 9". This stunning property is chain free and has been recently renovated and decorated throughout and 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 superb home has to offer.

ACCOMMODATION

HALLWAY:
White pvc entrance door with side glazed window, enclosed storage cupboard, single panel radiator and laminate flooring.





LIVING/DINING AREA:
21' 4" x 12' 9" (6.5m x 3.89m) (At furthest points)
Front aspect open plan living/dining area with box bay window, two double panel radiators and laminate flooring.









REAR HALLWAY:
Enclosed storage cupboard and tile flooring leading to kitchen and bathroom.



KITCHEN:
13' 3" x 7' 2" (4.04m x 2.18m)
An excellent range of high and low level grey high gloss cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated dishwasher, space for fridge/freezer and washing machine. Single radiator, part tiled walls, and vinyl flooring. Part glazed door to rear of property.









BATHROOM:
8' 5" x 5' 1" (2.57m x 1.55m)
Three piece white suite comprising panelled bath with Triton electric shower above, pedestal wash hand basin and wc. Single panel radiator, part tiled walls and tiled flooring.





LANDING:
Carpet flooring, access to roof space.



BEDROOM (1):
10' 9" x 10' 5" (3.28m x 3.18m) (At furthest points)
Front aspect double bedroom, built in wardrobe with sliding doors, single panel radiator and carpet flooring.







BEDROOM (2):
9' 0" x 6' 5" (2.74m x 1.96m)
Rear aspect single bedroom, single panel radiator and carpet flooring.





BEDROOM (3):
7' 0" x 6' 4" (2.13m x 1.93m)
Rear aspect single bedroom, single panel radiator and carpet flooring.

OUTSIDE:
Fully enclosed low maintenance front garden with shrubs and pebbled area surrounded by timber fencing with metal gate. Paved path. Right of way access leading to rear garden laid in lawn and shrubs surrounded by timber fencing. Paved patio area. Spacious shed approx. 18' 4" x 9' 9" with double wooden doors.

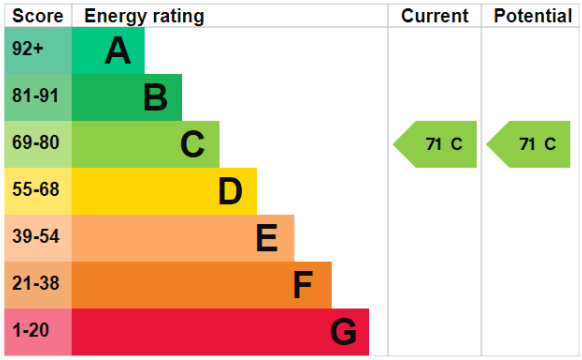












EPC Certificate Number: 0350-2177-5560-2105-1135

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 840 sq. ft.
- Recently renovated & decorated throughout
- New flooring throughout
- 5 year Electrical certificate installation report dated 4th November 2026
- Front aspect open plan living/dining room
- Kitchen with integrated oven, hob & dishwasher
- Ground floor bathroom
- Three well appointed bedrooms
- Fully enclosed low maintenance pebble front garden
- Rear garden laid in lawn
- Spacious shed providing ample storage approx. 18' 4" x 9' 9"
- Situated a short walk from Lurgan town centre
- Close to schools, shops and all local amenities
- Chain free
- Gas heating
- Rates: £768 per year
- EPC: C

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.