028 3834 8457
www.apexpropertyagency.com
mail@apexpropertyagency.com
158 - 160 Union Street, Lurgan, BT66 8EF

APEX PROPERTY AGENCY

FOR SALE

17 GLENVIEW DRIVE
LURGAN
BT66 7ES



Three bedroom semi detached home

OFFERS AROUND £144,950

Viewing strictly by appointment only

The Property Ombudsman

FSB MEMBER

Number 17 is a superb three bedroom semi detached home situated in the popular residential area of Glenview Drive in Lurgan. This fantastic property is ideally located off the Banbridge Road and is situated close to primary and secondary schools and all local amenities. Internally the property comprises hallway, living room with open fire in feature fireplace, spacious family room and conservatory, kitchen with arch through to dining room and ground floor shower room. Three well appointed bedrooms and family bathroom complete the first floor. Low maintenance fully enclosed rear garden laid in chipped bark with patio area and shed surrounded by timber fencing. Low maintenance paved front garden with concrete driveway providing off street parking. This fantastic property is chain free 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 fantastic home has to offer.

ACCOMMODATION

HALLWAY:
Part glazed white entrance door leading to hallway, single panel radiator, understairs storage and carpet flooring.





LIVING ROOM:
12' 4" x 11' 1" (3.76m x 3.38m)
Front aspect living room with open fire in feature fireplace, single panel radiator, vertical blinds and carpet flooring.









FAMILY ROOM:
19' 3" x 11' 2" (5.87m x 3.4m)
Rear aspect family room, two single panel radiators, vertical blinds and carpet flooring. Sliding glazed door leading to conservatory.







KITCHEN:
16' 0" x 7' 9" (4.88m x 2.36m)
An excellent range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated Zanussi hob, freestanding Beko cooker and Hotpoint fridge/freezer. Space for washing machine, double panel radiator, roller blind and adhesive tile flooring. Arch leading through to dining room. Ground floor shower room off.











DINING ROOM:
11' 3" x 8' 9" (3.43m x 2.67m)
Rear aspect dining room, single panel radiator and carpet flooring. Part glazed door leading to rear garden. Glazed door leading to integral garage.





GROUND FLOOR SHOWER ROOM:
7' 3" x 5' 2" (2.21m x 1.57m)
Three piece white suite comprising PVC panelled shower cubicle with electric shower and shower curtain, floating wash hand basin with water geyser wc and extractor fan.







CONSERVATORY:
10' 4" x 7' 9" (3.15m x 2.36m)
Conservatory with polycarbonate roof and tiled floor. Glazed double doors leading to rear of property.





LANDING:
Enclosed hot press, carpet flooring and access to roof space. Roof space floored and insulated.



BEDROOM (1):
12' 4" x 11' 2" (3.76m x 3.4m)
Front aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.





BEDROOM (2):
12' 4" x 11' 2" (3.76m x 3.4m)
Rear aspect double bedroom, built in wardrobe, single panel radiator, vertical blinds and carpet flooring.





BEDROOM (3):
8' 9" x 8' 0" (2.67m x 2.44m)
Front aspect single bedroom, single panel radiator, vertical blinds and laminate flooring.





BATHROOM:
7' 9" x 5' 3" (2.36m x 1.6m)
Three piece white suite comprising corner shower cubicle with electric shower and sliding glazed panel, pedestal wash hand basin and wc. Single panel radiator, tiled walls and flooring.







OUTSIDE:
Fully enclosed low maintenance rear garden laid in bark chippings with paved patio area surrounded by timber fencing. Water tap, bedding areas and shed. Low maintenance paved front garden surrounded by wall and timber fencing. Concrete driveway providing off street parking.







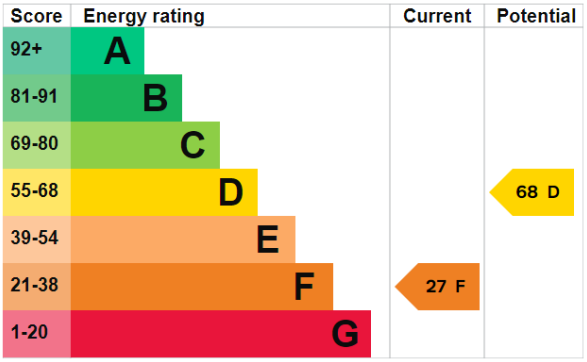






GARAGE:
20' 3" x 8' 9" (6.17m x 2.67m)
Integral garage with light and power, housing oil fired central heating boiler. Glazed door leading to dining room.





EPC Certificate Number: 9485-3968-2209-2746-5200

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1292 sq. ft.
- Front aspect living room
- Rear aspect family room
- Kitchen with arch through to dining room
- Conservatory
- Ground floor shower room
- Three well appointed bedrooms
- First floor bathroom
- Integral Garage
- Concrete and paved driveway providing off street parking
- Situated a short walk from the picturesque Lurgan Park
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £905 per year
- Tenure: Leasehold
- Ground rent: £10 per year
- EPC: F
- Chain free

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.