

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
10 GREENHILL PARK
LURGAN
BT66 8LS



Three bedroom mid terrace bungalow

OFFERS AROUND £86,950

Viewing strictly by appointment only



Number 10 is a fantastic opportunity for a first time buyer to get on the ladder or investor to increase their portfolio. This three bedroom mid terrace bungalow is situated within the quiet residential area of Greenhill Park in Lurgan and is ideally located within walking distance to Lurgan town centre, primary and secondary schools and all local amenities. The property comprises hallway, living room with electric fire in feature fireplace, kitchen/dining area, three well proportioned bedrooms and family bathroom completes this fantastic bungalow. Fully enclosed paved rear garden surrounded by timber fencing, fully enclosed low maintenance front garden with shrubs and pebble areas surrounded by timber fencing and metal gate. Early viewing via the selling agent is highly recommended.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed panels leading to hallway, two enclosed storage cupboards and enclosed shelved hot press. Single panel radiator and carpet flooring. Wooden door with glazed panels to rear of property. Access to roofspace.



LIVING ROOM:

17' 8" x 9' 3" (5.38m x 2.82m)

Rear aspect living room with electric fire in feature fireplace, two double panel radiators, vertical blinds and carpet flooring.





KITCHEN:

13' 1" x 8' 8" (3.99m x 2.64m) (At furthest points)

A good range of high and low level cupboards and drawers, stainless steel sink bowl, Belling cooker with pull out extractor fan above, space for fridge/freezer and washing machine. Part tiled walls, single panel radiator, vertical blinds and vinyl flooring.





BEDROOM (1):

10' 4" x 6' 8" (3.15m x 2.03m)

Rear aspect single bedroom, single panel radiator and carpet flooring.



BEDROOM (2):

12' 0" x 9' 0" (3.66m x 2.74m)

Rear aspect double bedroom, built in wardrobe, single panel radiator and carpet flooring.





BEDROOM (3):

12' 0" x 8' 7" (3.66m x 2.62m)

Front aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



BATHROOM:

6' 7" x 5' 6" (2.01m x 1.52m)

Three piece white suite comprising tiled corner shower unit with mains shower fitment and sliding panels, pedestal wash hand basin and wc. Single panel radiator, vertical blinds and vinyl flooring.



OUTSIDE:

Fully enclosed low maintenance rear garden with pebble and bedding areas. Timber access gate to rear access and green area. Oil fired central heating boiler in metal casing. Fully enclosed front garden with low maintenance pebble area and shrubs surrounded by timber fencing and metal gate. Paved path, shed and enclosed storage area with light and tap. Parking area to front of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9884-3048-8207-2835-0204

SPECIAL FEATURES:

- Three bedroom mid terrace bungalow approx. 904 sq. ft.
- Popular residential area
- Ideally located within walking distance to Lurgan town centre, shops, schools and all local amenities
- Living room with electric fire in feature fireplace
- Kitchen/dining area
- Three well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed low maintenance front and rear garden
- Oil fired central heating
- EPC: D
- Rates: £495.34 per year
- Chainfree

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