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APEX
PROPERTY AGENCY

FOR SALE
3 CHURCHILL AVENUE
LURGAN
BT66 7BW



Three bedroom semi detached home
OFFERS AROUND £154,950
Viewing strictly by appointment only



Situated a short walk from the picturesque Lurgan Park, 3 Churchill Avenue is a stunning three bedroom semi detached home not to be missed. This exquisite property, nestled in a quiet cul de sac off the Avenue Road, is immaculately presented throughout and 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 bright and spacious property comprises, hallway, front aspect reception room, rear aspect living room with wood burning stove and french doors leading to rear garden and kitchen with integrated oven and hob. Three well appointed bedrooms and modern family bathroom completes the first floor. Fully enclosed rear garden laid in lawn with paved patio area surrounded by timber fencing. Fully enclosed front garden laid in lawn surrounded by hedging. Single garage and spacious tarmac driveway providing ample off street parking. This remarkable 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:

Black composite entrance door with glazed side panel, enclosed storage cupboard, double panel radiator and laminate flooring.



LIVING ROOM:

15' 4" x 11' 2" (4.67m x 3.4m)

Rear aspect living room with wood burning stove, wood mantel beam and slate hearth, double and single panel radiator and laminate flooring. French doors leading to rear garden.

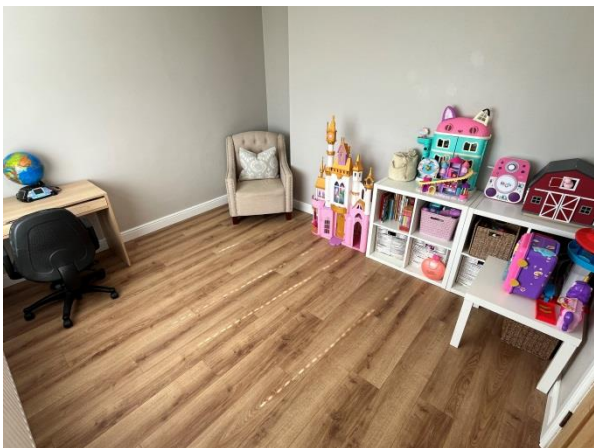




RECEPTION ROOM:

12' 1" x 10' 2" (3.68m x 3.1m)

Front aspect reception room, double panel radiator, vertical blinds and laminate flooring.



KITCHEN:

12' 3" x 7' 0" (3.73m x 2.13m)

An excellent range of high and low cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Part tiled walls, double panel radiator and recessed downlighting. Timber door to covered side access, leading to single garage and front and rear garden.



LANDING:

Wooden spindle staircase with stair runner leading to landing. Enclosed shelved hot press, single panel radiator, venetian blinds, roof space access and carpet flooring.



BEDROOM (1):

12' 2" x 11' 5" (3.71m x 3.48m)

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



BEDROOM (2):

12' 2" x 9' 1" (3.71m x 2.77m)

Front aspect double bedroom, built in wardrobe, single panel radiator, venetian blind and carpet flooring.





BEDROOM (3):

10' 3" x 8' 5" (3.12m x 2.57m)

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



BATHROOM:

6' 9" x 6' 3" (2.06m x 1.91m)

Three piece white suite comprising p shaped panel bath with mains shower fitment and swivel glazed panel, floating wash hand basin embedded in vanity unit and wc. Part tiled walls and tiled flooring, single panel radiator, extractor fan, recessed downlighting, pvc ceiling and venetian blinds.



OUTSIDE:

Fully enclosed front garden laid in lawn with block paving front step and porch surrounded by hedging. Spacious tarmac driveway providing ample off street parking leading to single garage. Covered side access with polycarbonate roof and timber doors to front and rear garden, paved and water tap. Access to garage. Fully enclosed rear garden laid in lawn with paved patio area and bedding areas surrounded by timber fencing.





GARAGE:

20' 2" x 9' 5" (6.15m x 2.87m)

Single garage with light and power housing oil fired central heating boiler. Up and over door, space for washing machine and tumble dryer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 7235-2024-7400-0869-9292

SPECIAL FEATURES:

- Exquisite three bedroom semi detached home approx. 1184 sq. ft.
- Black composite entrance door with brick paved step
- Front aspect family room
- Rear aspect living room with wood burning stove and french doors to rear of property
- Kitchen with integrated oven and hob
- Three well appointed bedrooms
- Modern family bathroom
- Single garage
- Spacious tarmac driveway providing ample off street parking
- Fully enclosed front and rear garden laid in lawn
- Oak internal doors throughout
- Stylish and contemporary design
- Quiet cul de sac location
- Situated a short walk from the picturesque Lurgan Park
- Within walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £833.99
- Tenure: Freehold
- EPC: D
- Chain free

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