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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**34 GILFORD ROAD**  
**LURGAN**  
**BT66 7DZ**



**Three bedroom terrace home**  
**OFFERS AROUND £97,500**  
Viewing strictly by appointment only



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**Number 34 is a fantastic three bedroom terrace home, situated on the Gilford Road in Lurgan. This impressive 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 the property comprises, hallway, front aspect living/dining room, kitchen with integrated oven and hob, utility room and rear hallway. Three well appointed bedrooms and family bathroom completes the first floor. Low maintenance pebbled front garden with metal gate and railings. Low maintenance pebble rear yard with right of way access. This fantastic property will appeal to a wide range of purchasers including first time buyers and investors and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.**

## **ACCOMMODATION**

### **HALLWAY:**

White entrance door with glazed side panel leading to hallway, enclosed storage cupboard, single panel radiator and tile flooring.



### **LIVING/DINING ROOM:**

20' 3" x 10' 0" (6.17m x 3.05m)

Front aspect living/dining room with open fire in feature fireplace, double panel radiator, vertical blinds and laminate flooring. Part glazed double doors leading to kitchen.







### **KITCHEN:**

12' 5" x 7' 3" (3.78m x 2.21m)

A good range of high and low cupboards and drawers, single stainless sink bowl and drainer, integrated oven and hob with pull out fan above. Space for fridge/freezer, part tiled walls, double panel radiator, vertical blinds and tile flooring.



### **UTILITY ROOM:**

9' 1" x 4' 9" (2.77m x 1.45m)

A range of cupboards, space for washing machine and tumble dryer. Part tiled walls, single panel radiator and tile flooring. Part glazed door leading to rear hall.



**REAR HALLWAY:**

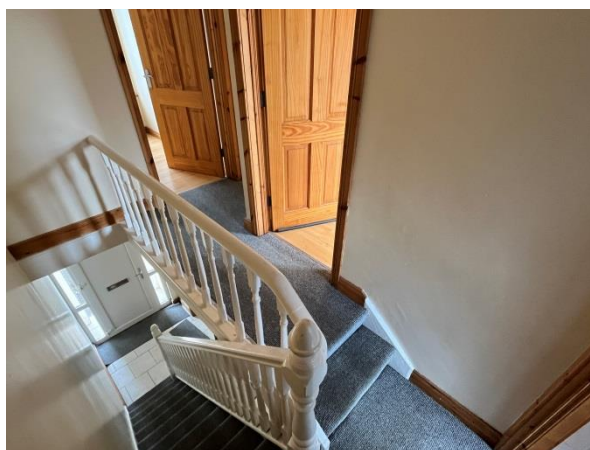
7' 9" x 7' 1" (2.36m x 2.16m)

Rear hallway with oil fired central heating boiler and water tap. Part glazed door to rear of property.



**LANDING:**

White spindle staircase with carpet flooring leading to landing. Access to roofspace.



**BEDROOM (1):**

10' 5" x 8' 5" (3.18m x 2.57m)

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



**BEDROOM (2):**

10' 1" x 9' 4" (3.07m x 2.84m)

Rear aspect double bedroom, double panel radiator and laminate flooring.







**BEDROOM (3):**

7' 0" x 6' 7" (2.13m x 2.92m) (At furthest points)

Front aspect single bedroom with enclosed storage cupboard, single panel radiator, vertical blinds and laminate flooring.



**BATHROOM:**

7' 2" x 7' 0" (2.18m x 2.13m)

Three piece white suite comprising panelled bath with electric shower above and shower curtain, pedestal wash hand basin and wc. Single panel radiator and tile flooring.



### OUTSIDE:

Spacious low maintenance pebble rear yard suitable for parking multiple vehicles surrounded by timber fencing. Right of way access at rear of property. Low maintenance pebble front garden with metal entrance gate and railings.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 E	
21-38	F		
1-20	G		

EPC Certificate Number: 6000-7315-0122-4395-3173



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## SPECIAL FEATURES:

- Three bedroom terrace home approx. 797 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Kitchen with integrated oven and hob
- Utility room
- Rear hallway
- Three well appointed bedrooms
- Family bathroom
- Low maintenance rear yard providing ample off street parking
- Low maintenance pebble front garden
- Dry master
- Fantastic property for first time buyer or investor
- Smoke/heat alarms installed to comply with private rental regulations
- Within walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £591.30
- EPC: E
- 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.

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