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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**3 STEVENSON TERRACE**  
**LURGAN**  
**BT66 7AL**



**Three bedroom mid terrace**

**OFFERS AROUND £99,950**

Viewing strictly by appointment only



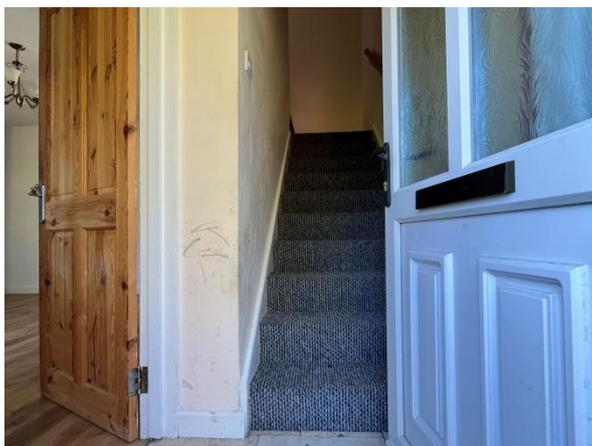
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**3 Stevenson Terrace is a fantastic three bedroom mid terrace home, situated on the Gilford Road in Lurgan. This superb property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this fabulous property comprises entrance hall, front aspect living room and kitchen/dining room. Two well appointed bedrooms and family bathroom completes the first floor. Fully enclosed front garden laid in lawn surrounded by timber fencing. Rear garden laid in lawn with concrete patio area and two sheds surrounded by timber fencing. This fantastic 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**

### **ENTRANCE HALL:**

Part glazed entrance door leading to entrance hall, single panel radiator and tile flooring.



### **LIVING ROOM:**

14' 0" x 12' 3" (4.27m x 3.73m)

Front aspect living room, single panel radiator, vertical blinds and laminate flooring.





**KITCHEN/DINING AREA:**

17' 4" x 7' 0" (5.28m x 2.13m)

A range of high and low cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven, hob with stainless steel extractor fan above. Integrated microwave, space for washing machine, fridge/freezer and dishwasher. Enclosed storage cupboard, double panel radiator, vertical blinds and tile flooring. Part glazed door to rear of property.



**LANDING:**

Carpet flooring, access to roofspace.

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**BEDROOM (1):**

12' 9" x 9' 0" (3.89m x 2.74m)

Front aspect double bedroom, enclosed storage cupboard and sliderobes. Single panel radiator, vertical blinds and laminate flooring.

**BEDROOM (2):**

11' 1" x 8' 5" (3.38m x 2.57m)

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

**BATHROOM:**

8' 6" x 7' 8" (2.59m x 2.34m)

Three piece white suite comprising panel bath with electric shower fitment and swivel glazed panel, pedestal wash hand basin and wc. Enclosed storage cupboard, single panel radiator, tiled walls and flooring.





**OUTSIDE:**

Fully enclosed front garden laid in lawn surrounded by timber fencing with paved path and trees. Fully enclosed rear garden laid in lawn with concrete patio area surrounded by timber fencing. Spacious shed 14' 4" x 11' 7" with light and power. Smaller shed, water tap and access gate to right of way at rear of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9571-0325-7720-7032-8922

### SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 837 sq. ft.
- Front aspect living room
- Kitchen/Dining area
- Two well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed rear garden laid in lawn
- Fully enclosed front garden laid in lawn
- Oil heating
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £580.75
- EPC: D

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