



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

9 Annesborough Mews

Lurgan

BT67 9HJ

Bedroom	3
Reception	2
Bathroom	3



Superb semi detached home offering up to four bedrooms in a highly sought after location

Offers in Excess of: £175,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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We are delighted to bring 9 Annesborough Mews, Lurgan to the sales market! Tucked away in a quiet cul de sac, in a highly sought after area, we know this beautifully maintained home is going to tick all the boxes for you. This T shaped semi detached property offers a flexible layout with three double bedrooms to the first floor <master with en suite>, and a potential fourth bedroom on the ground floor which could also be used as a snug or office. A fully tiled family bathroom has a corner bath with shower over. Relax in the spacious living room with feature wall mounted fireplace, and cook up a storm in the well laid out kitchen dining complete with a fantastic range of branded integrated appliances. There is a utility and WC to complete downstairs. Number 9 has a great garden to the rear with excellent privacy, and offers plenty of room for extending the property without compromising garden space. There is an extensive paved patio area ideal for entertaining. A tarmac driveway sits to the side providing ample parking. Early viewing comes highly recommended!



- Spacious semi detached home in a sought after area
- Open plan kitchen dining with an excellent range of branded integrated appliances
- Living room with feature wall mounted fire
- Flexible accommodation offering 3 or 4 bedrooms
- Master bedroom with en suite
- Utility area & downstairs WC
- Fully tiled family bathroom with corner style bath
- Large and private garden to rear with spacious paved patio ideal for entertaining
- Tarmac driveway to side providing ample parking



ENTRANCE HALL

Composite door with ornate glazing, leading to hallway.
Tiled floor. Double panel radiator.

LIVING ROOM

3.56m x 4.20m (11' 8" x 13' 9")
Wall mounted feature fireplace. Recessed lighting.
Double panel radiator. Laminate flooring. TV point.

SNUG

2.53m x 2.41m (8' 4" x 7' 11")
Laminate flooring. Double panel radiator.

KITCHEN DINING

3.66m x 4.46m (12' 0" x 14' 8")
Range of high and low level units, granite counter top.
Integrated appliances, Samsung oven, four ring NEFF
ceramic hob with stainless steel extractor over. NEFF
dishwasher. Belfast style sink with mixer tap. Tiled floor
part tile walls. Double panel radiator. Recessed lighting.
French doors to garden.

UTILITY ROOM

1.50m x 2.85m (4' 11" x 9' 4")
Co ordinating high and low level units. Space for
washing machine, tumble dryer and fridge freezer. Tiled
floor. Double panel radiator. Part glazed uPVC door to
rear.

GROUND FLOOR WC

1.51m x 1.88m (4' 11" x 6' 2")
WC. Pedestal style sink with mixer tap. Single panel
radiator. Tiled flooring and splashback. Extractor.

LANDING

Access to hotpress and roof space.

MASTER BEDROOM

369m x 3.76m (12'10' 8" x 12' 4")
Rear aspect double bedroom. Double panel radiator.
Laminate flooring. Thermostat.



ENSUITE

0.87m x 2.41m (2' 10" x 7' 11")

Three piece suite comprising of electric shower. Dual flush WC. Pedestal style sink with mixer tap. Single panel radiator. Fully tiled walls. Window. Extractor.

BEDROOM TWO

3.15m x 2.92m (10' 4" x 9' 7")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

3.64m x 3.08m (11' 11" x 10' 1")

Front aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

2.21m x 2.60m (7' 3" x 8' 6") (MAX)

Fully tiled suite. Corner bath with mixer tap and shower attachment. Dual flush WC. Floating sink with mixer tap. Heated towel rail. Recessed lighting. Extractor fan.

OUTSIDE

FRONT

Garden laid in lawn to front. Generous tarmac driveway to side providing excellent parking.

REAR

Great sized gardens to the rear laid in lawn with mature shrubs and trees. Feature raised flowerbeds. Extensive tiled patio area ideal for entertaining. Outside tap. Access gate to side.



We endeavour to make our sales details accurate 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 behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.