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APEX
PROPERTY AGENCY

FOR SALE
8 AVENUE ROAD
LURGAN
BT66 7BB



Three bedroom mid terrace home
OFFERS AROUND £119,950
Viewing strictly by appointment only



Situated a short walk from the picturesque Lurgan Park, 8 Avenue Road is a stunning three bedroom terrace home not to be missed. This beautiful bright and spacious 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 fantastic property comprises, hallway, front aspect living room with wall mounted fire place, spacious kitchen/dining area with integrated oven and hob and downstairs shower room. Three well appointed bedrooms and family bathroom completes the first floor. Fully enclosed pebble rear yard with bedding areas and timber gates providing off street parking. This attractive 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 beautiful home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door leading to hallway, single panel radiator and laminate flooring.



LIVING ROOM:

12' 1" x 10' 7" (3.71m x 3.23m)

Front aspect living room with wall mounted electric fire, double panel radiator, venetian blinds and laminate flooring.





KITCHEN/DINING ROOM:

20' 5" x 15' 3" (6.22m x 4.65m) (At furthest points)

Spacious open plan kitchen/dining room with an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with extractor fan above. Space for washing machine and tumble dryer, part tiled walls and tile flooring. Enclosed storage cupboard, double panel radiator, velux window and roller blind.





REAR HALLWAY:

7' 5" x 3' 0" (2.26m x 0.91m)

Access to roofspace, vinyl flooring.

GROUND FLOOR SHOWER ROOM

7' 5" x 6' 2" (2.26m x 1.88m)

Three piece white suite comprising corner shower cubicle with electric shower and shower curtain, pedestal wash hand basin and wc. Part tiled walls, extractor fan and laminate flooring.



LANDING:

Grey spindle staircase leading to landing. Carpet flooring.



BEDROOM (1):

10' 5" x 10' 3" (3.18m x 3.12m)

Front aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.

**BEDROOM (2):**

10' 0" x 9' 0" (3.05m x 2.74m)

Rear aspect double bedroom with enclosed storage cupboards, single panel radiator, roller blind and carpet flooring.

**BEDROOM (3):**

6' 9" x 5' 8" (2.06m x 1.73m)

Front aspect single bedroom, single panel radiator, venetian blinds and vinyl flooring.



BATHROOM:

5' 8" x 5' 7" (1.73m x 1.7m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Part tiled walls, single panel radiator, roller blind and laminate flooring. Access to roofspace.

**OUTSIDE:**

Paved front garden surrounded by wall and metal gate. Fully enclosed pebble rear yard with bedding areas, water tap and wooden gates. Spacious rear yard providing off street parking with access via Kings Street.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9149-2089-0205-6096-7950

SPECIAL FEATURES:

- Superb three bedroom mid terrace home approx. 1001 sq. ft.
- Front aspect bright and spacious living room with wall mounted electric fire
- Spacious kitchen/dining room with integrated oven and hob
- Three piece ground floor bathroom
- Three well appointed bedrooms
- First floor family bathroom
- Oil fired central heating
- Low maintenance pebble rear garden with bedding areas and timber gates
- Off street parking accessed via Kings Street
- Much sought after location of Avenue Road, Lurgan
- Within walking distance to Lurgan Town Centre
- Close to schools, shops and all local amenities
- A short walk from Northern Irelands largest urban and most picturesque park, Lurgan Park
- Rates: £633.54
- EPC: E

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