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APEX
PROPERTY AGENCY

FOR SALE
42 COLBAN CRESCENT
LURGAN
BT66 8HY



Three bedroom semi detached home
OFFERS AROUND £92,500
Viewing strictly by appointment only



42 Colban Crescent is a fantastic three bedroom home set on a spacious corner site, situated off Russell Drive in Lurgan. This impressive 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, entrance hall, front aspect living room, kitchen/dining with integrated oven and hob and ground floor bathroom. Three well appointed bedrooms complete the first floor. Fully enclosed low maintenance pebble and paved rear yard surrounded by hedging and timber fencing. Front garden laid in lawn with spacious pebble driveway providing off street parking for multiple vehicles. 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 fantastic home has to offer.

ACCOMMODATION

ENTRANCE HALL:

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



LIVING ROOM:

14' 4" x 12' 2" (4.37m x 3.71m)

Rear aspect bright and spacious living room with electric fire in feature fireplace, double panel radiator, enclosed storage cupboard and laminate flooring.





KITCHEN/DINING AREA:

14' 3" x 6' 3" (4.34m x 1.91m)

A range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with pull out extractor fan above. Space for under counter fridge, freezer and washing machine, single panel radiator and vinyl flooring. Space for table and chairs. Part glazed door to rear of property.



BATHROOM:

6' 4" x 5' 8" (1.93m x 1.73m)

Three piece white suite comprising panelled bath with electric shower and swivel glazed panel, pedestal wash hand basin and wc. Part tiled and PVC panelling walls and tile flooring, double panel radiator and extractor fan.

**LANDING:**

Enclosed hot press, carpet flooring and access to roofspace.

BEDROOM (1):

11' 9" x 10' 2" (3.58m x 3.1m)

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



BEDROOM (2):

12' 4" x 10' 1" (3.76m x 3.07m) (At furthest points)

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

**BEDROOM (3):**

10' 3" x 7' 0" (3.12m x 2.13m)

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

**OUTSIDE:**

Front garden laid in lawn surrounded by hedging and timber fencing. Spacious pebbled driveway providing ample off street parking for numerous vehicles. Fully enclosed low maintenance rear yard with pebble and paved areas surrounded by timber fencing and water tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

EPC Certificate Number: 4139-6022-2109-0913-2292

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 904 sq. ft.
- Set on spacious corner site
- Rear aspect living room with electric fire
- Kitchen/dining with integrated oven and hob
- Ground floor bathroom
- Fully enclosed low maintenance rear yard
- Spacious driveway providing ample off street parking for numerous vehicles
- Ideally located close to schools, shops and all local amenities
- Within walking distance to Lurgan Town Centre
- Easy access to M1 motorway for those commuting
- Rates: £496.27
- EPC: E
- Freehold
- Chain free

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