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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
3 RECTORY PARK
LURGAN
BT66 6HP



Three bedroom semi detached home
OFFERS AROUND £129,950
Viewing strictly by appointment only

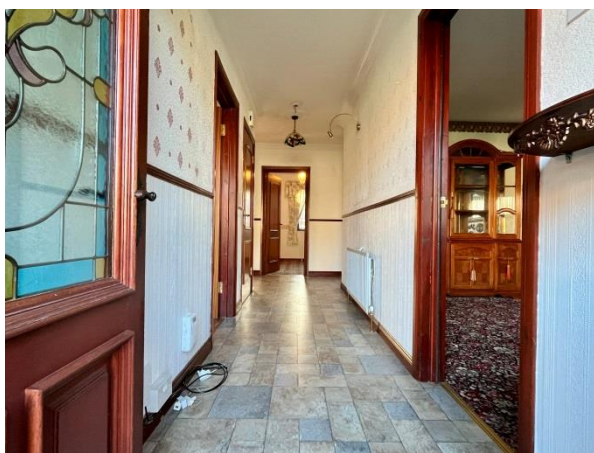


Number 3 is a fantastic three bedroom semi detached bungalow situated in Rectory Park, Lurgan. This superb property enjoys an excellent position, situated close to schools, shops and all local amenities. This fantastic home offers bright and spacious accommodation comprising hallway, living room, sunroom, kitchen with integrated appliances, three well appointed bedrooms and family bathroom. Fully enclosed paved rear garden with concrete patio and bedding areas, surrounded by hedging. Spacious concrete driveway providing ample off street parking, solar panels and security cameras to the front and rear of the property. This superb bungalow will appeal to a wide range of viewers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed decorative panel leading to hallway, two enclosed storage cupboards, single panel radiator, roof space access and tile flooring.



LIVING ROOM:

16' 8" x 11' 9" (5.08m x 3.58m) (At furthest points)

Front aspect living room with box bay window, open fire in feature fireplace, double panel radiator, vertical blinds, double panel radiator and carpet flooring.





KITCHEN:

14' 7" x 9' 5" (4.44m x 2.95m)

A good range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer. Integrated oven and hob with extractor fan above. Space for fridge/freezer and washing machine, part tile and panelled walls, single panel radiator, recessed downlighting and laminate flooring. Space for table and chairs.





SUN ROOM:

16' 4" x 9' 3" (4.98m x 2.82m)

Rear aspect sun room, tile flooring, recessed downlighting and glazed door to rear of property.



BEDROOM (1):

12' 5" x 10' 8" (3.78m x 3.25m) (At furthest points)

Front aspect living room with box bay window, double panel radiator and laminate flooring.



BEDROOM (2):

11' 4" x 9' 8" (3.45m x 2.95m) (At furthest points)

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



BEDROOM (3):

9' 9" x 7' 5" (2.97m x 2.26m)

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



BATHROOM:

6' 9" x 6' 8" (2.06m x 2.03m)

Three piece white suite comprising corner shower cubicle with mains shower fitment and glazed sliding doors, wash hand basin embedded in vanity unit and wc. Tile walls and flooring, single panel radiator, extractor fan, vertical blinds and pine ceiling.





OUTSIDE:

Front garden laid in lawn with shrubs and bedding areas surrounded by metal fencing. Paved rear garden with concrete patio area and bedding areas with brick wall surrounded by timber fencing. Spacious concrete driveway providing ample off street parking. Solar panels on roof. Security cameras to front and rear of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9235-0720-3509-0546-5296

SPECIAL FEATURES:

- Three bedroom semi detached bungalow approx. 926 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Kitchen/dining area with integrated oven and hob
- Spacious sun room
- Three well proportioned bedrooms
- Three piece family bathroom
- Spacious driveway providing ample off street parking
- Security cameras to front and back of property
- Solar panels
- Walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Chain free
- Tenure:
- Rates: £923.91 per year
- EPC: C

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.
