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**APEX**  
PROPERTY AGENCY

**FOR SALE**

**10 CHARLES BARON COURT  
LURGAN  
BT66 7FW**



**Three bedroom townhouse**

**OFFERS AROUND £159,950**

**Viewing strictly by appointment only**



Number 10 is an impressive three bedroom townhouse, situated in a quiet cul de sac in Charles Baron Court, just off the Banbridge Road in Lurgan. This fantastic property recently constructed by Steadland homes is conveniently located within walking distance to Lurgan town centre, close to local primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, front aspect family room, downstairs WC, rear aspect living room open plan through to kitchen/dining area with integrated appliances. Three well proportioned bedrooms, one with ensuite and modern bathroom complete the first floor. Externally the property boasts fully enclosed spacious rear garden laid in lawn surrounded by timber fencing. Allocated parking and low maintenance bedding area to the front of the property. This fantastic home is chain free and will appeal to a wide range of viewers including first time buyers and families, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

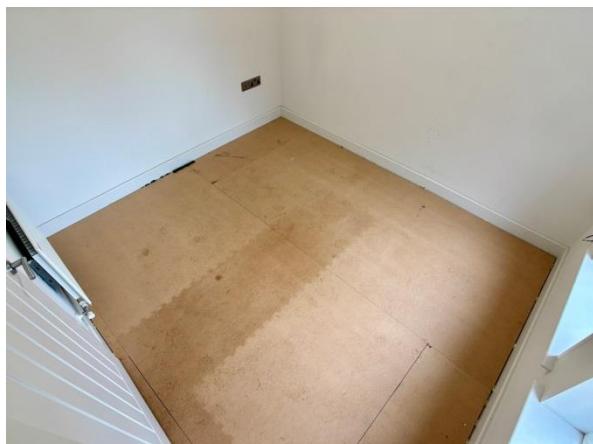
Part glazed composite black entrance door leading to spacious hallway, ceramic tile flooring and single panel radiator. Downstairs wc off.



### FAMILY ROOM:

9' 5" x 8' 4" (2.87m x 2.54m)

Front aspect family room, single panel radiator, roller blinds and plywood flooring which can be lifted.



**DOWNSTAIRS WC:**

5' 9" x 2' 3" (1.75m x 0.69m) (At furthest points)

Two piece white suite comprising floating wash hand basin and dual flush wc. Single panel radiator, ceramic tile flooring and extractor fan.

**LIVING ROOM:**

12' 0" x 11' 8" (3.66m x 3.56m)

Open plan rear aspect living room with arch through to kitchen. Wall mounted gas fire, laminate flooring and double panel radiator.



**KITCHEN:**

14' 9" x 9' 5" (4.5m x 2.87m) (At furthest points)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated dishwasher and space for washing machine, ceramic tile flooring, double panel radiator and recessed downlighting. Glazed double patio doors leading to rear of property.

**LANDING:**

White spindle staircase with carpet flooring leading to landing. Enclosed storage cupboard, single panel radiator and access to roofspace.



#### **MASTER BEDROOM:**

12' 2" x 12' 1" (3.71m x 3.68m) (At furthest points)

Rear aspect double bedroom with carpet flooring and single panel radiator. Ensuite shower room off.



#### **ENSUITE SHOWER ROOM:**

7' 0" x 3' 4" (2.13m x 1.02m)

Three piece white suite comprising tiled shower cubicle with mains shower fitment and folding glazed panel, pedestal wash hand basin and dual flush wc. Single panel radiator, recessed downlighting, extractor fan and ceramic tile flooring.



### **BEDROOM (2):**

12' 2" x 9' 5" (3.71m x 2.87m)

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



### **BEDROOM (3):**

11' 1" x 7' 1" (3.38m x 2.16m) (At widest points)

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



**BATHROOM:**

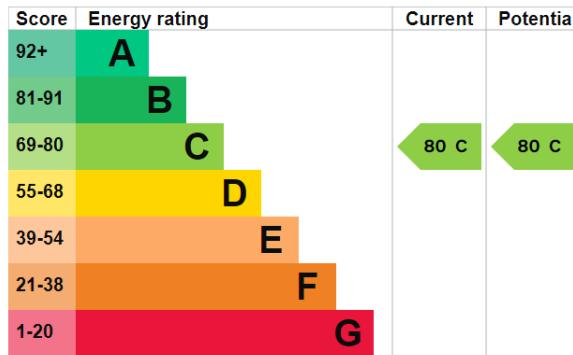
8' 0" x 5' 6" (2.44m x 1.68m)

Three piece white suite comprising panelled bath with mains fitted shower and glazed swivel panel, pedestal wash hand basin with tiled splashback and dual flush wc. Part tiled walls, recessed downlighting, single panel radiator, extractor fan and ceramic tile flooring.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn surrounded by timber fencing. Gate to side of property. Low maintenance pebbled area and allocated parking spaces to front of property.





EPC Certificate Number: 6339-4336-0000-0807-2222

## SPECIAL FEATURES:

- Modern three bedroom townhouse approx. 1185 sq. ft.
- Beautifully presented and modern home, situated in quiet cul de sac
- Front aspect family room & rear aspect living room
- Downstairs WC
- Kitchen/dining with integrated appliances and glazed double doors leading to rear garden
- Three well proportioned bedrooms, one with ensuite shower room
- Modern three piece bathroom suite
- Fully enclosed rear garden laid in lawn
- Allocated parking to front of property
- Within walking distance to Lurgan town centre
- Close to primary and secondary schools, shops and all local amenities
- Chain free
- Gas heating
- Rates: £1,003
- Service fee: £100 per year
- EPC Rating - C

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