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APEX
PROPERTY AGENCY

FOR SALE
4 TOBERHEWNY HALL
LURGAN
BT66 8JZ



Three bedroom semi detached home
OFFERS AROUND £159,950
Viewing strictly by appointment only

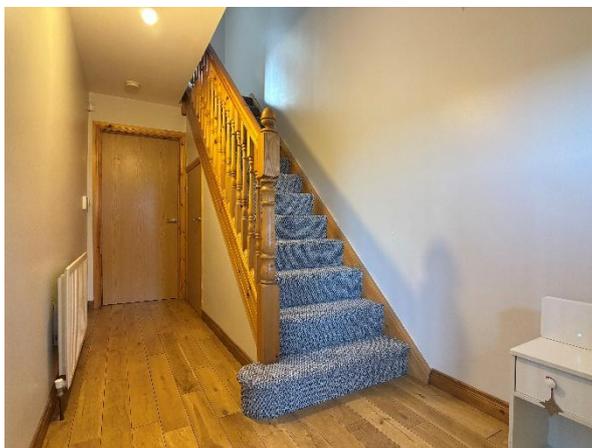


4 Toberhewny Hall is a fantastic three bedroom semi detached home, situated on Toberhewny Lane Lower in Lurgan. This impressive bright and spacious property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this fantastic property comprises, hallway, front aspect living room with open fire in feature fireplace, kitchen/dining room with integrated oven and hob, utility room and ground floor wc. Three well appointed bedrooms, one with ensuite shower room and family bathroom complete the first floor. Fully enclosed rear garden laid in lawn with patio area surrounded by timber fencing. Shed approx 8' 0" x 6' 0". Front garden laid in lawn with hedging. Spacious tarmac driveway providing ample 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 superb home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Entrance door with glazed panel leading to hallway, enclosed storage cupboard, single panel radiator and laminate flooring.



LIVING ROOM:

15' 0" x 11' 1" (4.57m x 3.38m)

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





KITCHEN/DINING ROOM:

17' 6" x 10' 5" (5.33m x 3.18m)

An excellent range of high and low level cupboard and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above and integrated dishwasher. Part tiled walls, double panel radiator, vertical blinds, recessed downlighting and tiled flooring. Patio door leading to rear of property.



UTILITY ROOM:

6' 8" x 5' 8" (2.03m x 1.73m)

Utility room with high and low level cupboards, space for washing machine and fridge/freezer. Part tiled walls, tiled flooring, single panel radiator, extractor fan and access to roof space. Part glazed door leading to rear of property.



GROUND FLOOR WC:

5' 8" x 3' 5" (1.73m x 1.04m)

Two piece white suite comprising floating wash hand basin with tiled splashback and wc. Roller blind and tiled flooring.



LANDING:

Pine spindle staircase leading to landing, enclosed hot press and carpet flooring. Access to roof space.



MASTER BEDROOM:

11' 0" x 9' 8" (3.35m x 2.95m)

Rear aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



ENSUITE SHOWER ROOM:

8' 5" x 3' 0" (2.57m x 0.91m)

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



BEDROOM (2):

12' 6" x 8' 6" (3.81m x 2.59m)

Front aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



BEDROOM (3):

8' 9" x 8' 9" (2.67m x 2.67m)

Front aspect single bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



BATHROOM:

6' 3" x 6' 2" (1.91m x 1.88m)

Three piece white suite comprising panelled bath with Redring electric shower fitment and glazed swivel panel, pedestal wash hand basin and wc. Single panel radiator, extractor fan, roller blind, tiled walls and flooring.



OUTSIDE:

Front garden laid in lawn with hedging. Spacious tarmac driveway providing ample off street parking. Rear garden laid in lawn with patio area surrounded by fencing. Shed 8' 0" x 6' 0" and water tap. Access gate to front of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 6439-8126-5000-0115-7296

SPECIAL FEATURES:

- Superb three bedroom semi detached home approx. 1194 sq. ft.
- Bright and spacious front aspect living room
- Kitchen/dining room with integrated oven and hob
- Utility room
- Ground floor wc
- Three well appointed bedrooms
- Master bedroom with ensuite shower room
- Family bathroom
- Fully enclosed rear garden laid in lawn with patio area
- Spacious tarmac driveway providing ample off street parking
- Oil fired central heating
- Alarm system
- Much sought after location of Toberhewny Hall in 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: £977 per year
- EPC: D

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