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APEX
PROPERTY AGENCY

FOR SALE
11 LAKEVIEW PARK
CRAIGAVON
BT65 4AJ



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

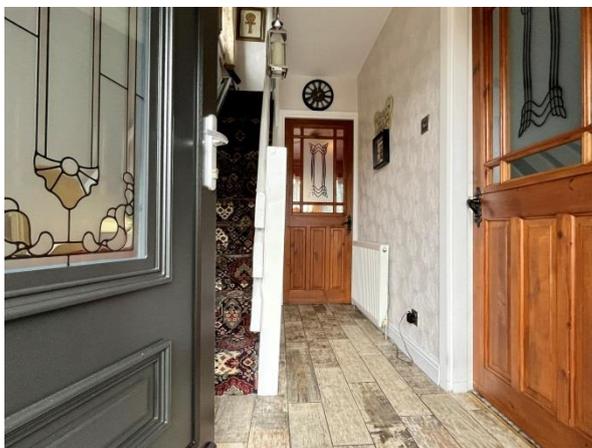


Number 11 is a delightful three bedroom semi detached, nestled in a quiet cul de sac in Lakeview Park, Craigavon. The property is ideally located close to primary and secondary schools, all local amenities, Rushmere shopping centre and South Lake leisure centre. Internally the property comprises hallway, living room, kitchen with integrated oven and hob and dining room. Three first floor bedrooms and family bathroom completes the first floor. Externally the property boasts a low maintenance pebbled front garden with brick paved driveway and lean to carport providing ample off street parking. Fully enclosed spacious side and rear garden laid in lawn with pebbled area surrounded by border wall, hedging and fencing, spacious paved patio and concrete area. This fantastic property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended.

ACCOMMODATION

HALLWAY:

Black PVC entrance door with frosted glazed panels leading to hallway. Enclosed understairs storage, single panel radiator and vinyl wood effect flooring.



LIVING ROOM:

12' 4" x 11' 1" (3.76m x 3.38m)

Front aspect living room with box bay window, double panel radiator, vertical blinds, curtain pole, curtains and carpet flooring.



KITCHEN:

12' 0" x 9' 7" (3.66m x 2.92m)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Space for undercounter fridge, freezer and washing machine, double panel radiator, part tiled walls and vinyl wood effect flooring. Curtains and curtain poles. Arch through to dining area.

**DINING ROOM:**

10' 2" x 8' 4" (3.1m x 2.54m)

Rear aspect dining room, part panelled walls, single panel radiator, curtain poles, curtains and vinyl wood effect flooring. Arch through to kitchen.

**LANDING:**

Access to roofspace, carpet flooring, curtain pole and curtains. Enclosed shelved hot press.



BEDROOM (1):

10' 5" x 10' 2" (3.18m x 3.1m)

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



BEDROOM (2):

11' 0" x 10' 5" (3.35m x 3.18m) (Furthest points)

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



BEDROOM (3):

9' 2" x 7' 6" (2.79m x 2.29m) (Furthest points)

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

BATHROOM:

7' 7" x 5' 8" (2.31m x 1.73m) (Furthest points)

Three piece white suite comprising wall hung wash hand basin, corner shower with Mira electric shower and bi-fold glazed panel with PVC wall panelling and WC. Tiled walls, pine panelled ceiling, chrome towel rail and vinyl flooring.



OUTSIDE:

Low maintenance front pebbled garden with shrubs. Block paving driveway and path with lean to carport. Fully enclosed rear and side garden laid in lawn, pebbled area with shrubs. Paved patio and concrete area surrounded by hedging and border wall. Block paving step, water tap, access gate to front garden. Roof solar panels.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0090-7773-0422-5300-3073

SPECIAL FEATURES:

- Spacious three bed semi detached home approx. 1012 sq. ft. situated in quiet end cul de sac location
- Two reception rooms
- Front aspect living room with box bay window
- Kitchen with an excellent range of high and low level units and integrated oven and hob
- Three well proportioned bedrooms with built in wardrobes
- Three piece family bathroom with electric shower
- Low maintenance front garden
- Spacious side and rear garden laid in lawn and patio area
- Block paving spacious driveway providing ample off street parking
- Oil fire central heating
- Lean to car port
- Solar panels
- Rates: £739 per year

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