

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
16 GEDDIS AVENUE
LURGAN
BT66 8JH



Three bedroom semi detached home
OFFERS AROUND £119,950
Viewing strictly by appointment only



Number 16 is a fantastic opportunity to acquire three bedroom semi detached home situated in Geddis Avenue in Lurgan. Brimming with potential, this property requires some renovation and modernisation and offers a vast opportunity for those looking a project, or investors looking to increase their rental portfolio. The property is ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, front aspect living room with electric fire in feature fireplace, rear aspect family room, kitchen/dining area, ground floor wc and shower room. Three well appointed bedrooms and family bathroom complete the first floor. Externally the property boasts front garden laid in lawn with shrubs in bedding areas. Fully enclosed rear garden laid in lawn with concrete ramp surrounded by wall and timber fencing. Tarmac driveway providing off street parking and single garage. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed side panel leading to hallway, single panel radiator, ground floor wc and carpet flooring.



LIVING ROOM:

14' 4" x 9' 9" (4.37m x 2.97m)

Front aspect living room with electric fire in feature fireplace, double panel radiator, vertical blinds and carpet flooring.





GROUND FLOOR WC
6' 1" x 3' 0" (1.85m x 0.91m)
Ground floor wc, carpet flooring.



FAMILY ROOM:
14' 2" x 11' 6" (4.32m x 3.51m) (At furthest points)
Rear aspect family room with feature fireplace, double panel radiator, venetian blinds and carpet flooring.



KITCHEN/DINING ROOM:

17' 7" x 8' 4" (5.36m x 2.54m)

A range of high and low level cupboards and drawers, stainless steel sink bowl and drainer with tile splashback, stainless steel extractor fan, space for cooker and fridge/freezer, space for table and chairs. Double panel radiator, velux window and vinyl flooring.

**REAR HALLWAY:**

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

Rear hallway leading to ground floor shower room, roofspace access, single radiator and non slip flooring. Part glazed door leading to rear garden.

SHOWER ROOM:

11' 0" x 7' 8" (3.35m x 2.34m) (At furthest points)

Three piece white suite comprising easy access shower with Redring electric shower, wash hand basin embedded in vanity unit and wc. PVC wall panelling, double panel radiator, extractor fan and non slip flooring.



LANDING:

Decorative black metal staircase leading to landing, enclosed storage cupboard housing gas boiler, access to roof space, single panel radiator and carpet flooring.



BEDROOM (1):

12' 1" x 8' 7" (3.68m x 2.62m)

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



BEDROOM (2):

10' 7" x 10' 7" (3.23m x 3.23m)

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



BEDROOM (3):

10' 0" x 7' 0" (3.05m x 2.13m)

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



BATHROOM:

8' 5" x 5' 6" (2.57m x 1.68m)

Three piece white suite comprising tiled shower cubicle with electric shower and folding glazed panels, pedestal wash hand basin and wc. Chrome towel rail, tile splashback, vertical blinds and carpet flooring.



OUTSIDE:

Fully enclosed rear garden laid in lawn with shrubs and concrete ramp surrounded by wall and timber fencing. Water tap. Front garden laid in lawn with shrubs in bedding areas. Tiled porch at front of property. Tarmac driveway providing off street parking and single garage.





GARAGE:

16' 4" x 9' 0" (4.98m x 2.74m)

Single garage with up and over door, light and power. Plumbed for washing machine.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 8236-9027-0600-0632-0292

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1145 sq. ft.
- Front aspect living room with feature fireplace
- Rear aspect family room
- Kitchen/dining area
- Ground floor wc
- Ground floor shower room
- Three well proportioned bedrooms
- Family bathroom
- Fully enclosed rear garden laid in lawn
- Front garden laid in lawn with shrubs
- Tarmac driveway providing off street parking 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
- Requires some renovation and modernisation
- Rates: £660
- EPC: D
- Freehold
- Chain free

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