

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
38 SHIMNA WALK
LURGAN
BT66 8NH



Three bedroom end terrace bungalow
OFFERS AROUND £104,950
Viewing strictly by appointment only



Number 38 is a remarkable three bedroom end terrace bungalow, nestled in the cul de sac of Shimna Walk 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, rear aspect living room, kitchen/dining room with integrated oven and hob, three well appointed bedrooms and family bathroom. Fully enclosed low maintenance concrete rear garden surrounded by timber fencing. Front garden laid in lawn with paved path surrounded by metal fencing and metal gate. Spacious parking area to front of property, providing ample off street parking. This attractive property is chain free and 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 fantastic home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed entrance door leading to hallway, two enclosed storage cupboards and hot press, single panel radiator with decorative radiator cover and carpet flooring. Access to roof space. Part glazed door to rear of property.



LIVING ROOM:

18' 0" x 10' 0" (5.49m x 3.05m)

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





KITCHEN/DINING ROOM:

13' 2" x 8' 9" (4.01m x 2.67m)

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. Space for washing machine and tumble dryer, part tiled walls, double panel radiator, vertical blinds and vinyl flooring. Space for table and chairs.



BEDROOM (1):

12' 2" x 9' 8" (3.71m x 2.95m) (At furthest points)

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



BEDROOM (2):

12' 2" x 9' 8" (3.71m x 2.95m) (At furthest points)

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



BEDROOM (3):

10' 6" x 6' 8" (3.2m x 2.03m)

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



BATHROOM:

6' 7" x 5' 4" (2.01m x 1.63m)

Three piece white suite comprising corner shower with Triton electric shower fitment and glazed panel, pedestal wash hand basin and wc. Tiled walls and flooring, tongue and groove panelled ceiling, single panel radiator, vertical blinds and extractor fan.



OUTSIDE:

Fully enclosed low maintenance private concrete rear garden benefiting from the afternoon and evening sun, surrounded by timber fencing. Gate to right of way access and green area. Front garden laid in lawn with paved path surrounded by metal fencing and gate. Large enclosed shed and covered bin area. Parking areas to front of property, providing ample parking for numerous vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	51 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9432-5529-2100-0687-2296

SPECIAL FEATURES:

- Three bedroom end terrace bungalow approx. 948 sq. ft.
- Much sought after location of Shimna Walk, Lurgan
- Nestled in a quiet cul de sac
- Spacious hallway
- Rear aspect bright and spacious living room
- Kitchen with integrated oven and hob
- Three well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed low maintenance rear yard
- Parking area to front of property providing ample parking for numerous vehicles
- Ideally located close to schools, shops and all local amenities
- Within walking distance to Lurgan Town Centre
- Rates: £570 per year
- EPC: E
- Chain free

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.