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APEX
PROPERTY AGENCY

FOR SALE
66 WOOD LANE
LURGAN
BT66 7EL



Three bedroom semi detached home
OFFERS AROUND £164,950
Viewing strictly by appointment only



From the moment you step into number 66 you will be impressed by the beautiful and stylish decor throughout. This exquisite three bedroom semi detached home is immaculately presented, situated in the popular residential area of Wood Lane, off the Banbridge Road in Lurgan. Ideally located close to schools, local amenities, within walking distance to Lurgan town centre and the picturesque Lurgan Park. This remarkable property provides bright and spacious accommodation comprising hallway, front aspect open plan living/dining room, kitchen with integrated oven and hob, utility and ground floor wc. Three well appointed bedrooms and modern bathroom complete the first floor. Externally the property boasts a spacious fully enclosed beautiful rear garden laid in lawn with composite decking and an abundance of mature plants and shrubs surrounded by hedging, benefitting from the afternoon and evening sun. Front garden laid in lawn with shrubs and pebbled area. Spacious tarmac driveway providing ample off street parking for numerous vehicles. This immaculate home is ready to move into and we anticipate a high interest, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this stunning home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed entrance door with glazed side panel leading to hallway, enclosed storage cupboard, single panel radiator and carpet flooring.



LIVING ROOM:

23' 0" x 11' 8" (7.01m x 3.56m)

Front aspect living room with open fire in feature fireplace, double and single panel radiator, vertical blinds, internal sliding barn door and laminate flooring. Open plan through arch to dining room. French doors leading to composite decking and spectacular rear garden. Space for table and chairs.





KITCHEN:

15' 5" x 9' 1" (4.7m x 2.77m)

An excellent range of high and low cupboards and drawers, 1.5 ceramic sink bowls and drainer, integrated hob and oven with extractor fan above and space for fridge/freezer and dishwasher. Breakfast bar, double panel radiator, recessed downlighting, part tiled walls, wooden flooring and roller blind.





UTILITY ROOM:

6' 9" x 5' 3" (2.06m x 1.6m)

Utility room with cupboard and stainless steel sink bowl and drainer, space for washing machine, chrome towel radiator, recessed downlighting, tiled flooring and roller blind. Part glazed door to rear of property.



GROUND FLOOR WC:

4' 4" x 3' 6" (1.32m x 1.07m)

Two piece white suite comprising wash hand basin in vanity unit with tile splashback and wc. Single panel radiator, roller blinds and tiled flooring.



LANDING:

White spindle staircase leading to landing, enclosed hot press, single panel radiator, vertical blinds and carpet flooring. Access to part floored roof space.



BEDROOM (1):

11' 8" x 10' 7" (3.56m x 3.23m)

Rear aspect double bedroom with built in wardrobes, double panel radiator, roller blinds and carpet flooring.



BEDROOM (2):

11' 8" x 9' 3" (3.56m x 2.82m) (At furthest points)

Front aspect double bedroom, double panel radiator, vertical blinds and carpet flooring.



BEDROOM (3):

9' 0" x 7' 7" (2.74m x 2.31m)

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



BATHROOM:

7' 4" x 6' 0" (2.24m x 1.83m)

Three piece white suite comprising glazed corner shower cubicle with electric shower, wash hand basin embedded in vanity unit and wc. Led light up mirror, mirrored wall unit, chrome towel radiator, roller blind and tiled walls and flooring.



OUTSIDE:

Fully enclosed stunning mature rear garden laid in lawn boasting an abundance of mature shrubs and plants in bedding areas with composite decking and patio area surrounded by hedging. Greenhouse, shed, water tap and timber fence with gate to front of property. West facing rear garden benefitting from the afternoon and evening sun. Front garden laid in lawn with bedding areas and paved path surrounded by brick wall. Spacious tarmac driveway providing ample off street 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	39 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9208-0125-7640-2085-6926

SPECIAL FEATURES:

- Exquisite three bedroom semi detached home approx. 1227 sq. ft.
- Beautiful and stylish decor throughout
- Immaculately presented home
- Front aspect living room with open fire in feature fireplace
- Open plan living/dining room
- French doors to composite decking area at rear of property
- Kitchen with integrated oven, hob & breakfast bar
- Ground floor wc
- Utility Room
- Modern family shower room
- Fully enclosed mature rear garden laid in lawn with an abundance of shrubs and planting areas
- Spacious tarmac driveway providing ample off street parking
- Situated a short walk from the picturesque Lurgan Park
- Within walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £878 per year
- Ground rent: £4.26 per year
- EPC: E

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