

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**8 WHEATFIELD DRIVE**  
**LURGAN**  
**BT66 7BS**



**Three bedroom mid terrace home**  
**OFFERS AROUND £164,950**  
Viewing strictly by appointment only



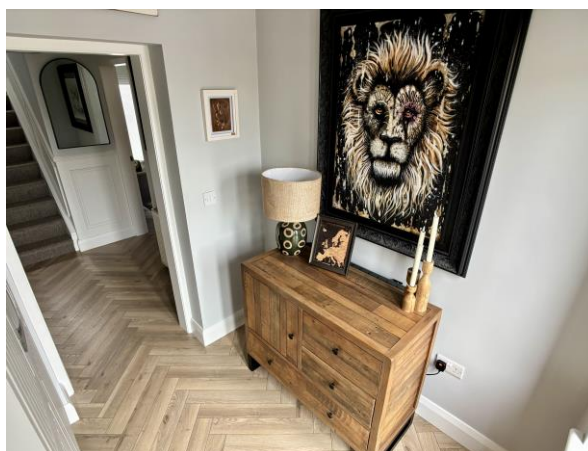
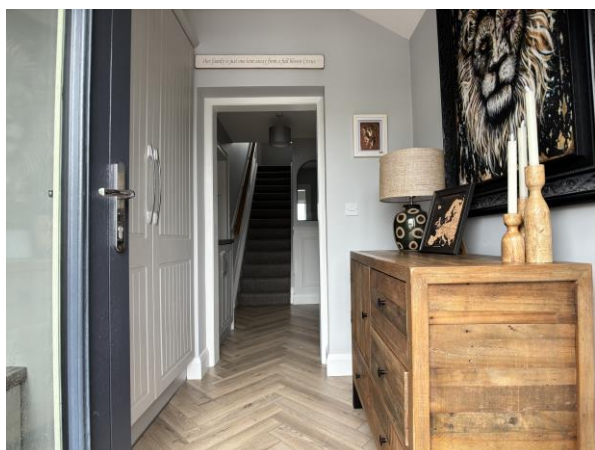
Situated a short walk from the picturesque Lurgan park, 8 Wheatfield Drive is an exceptional three bedroom mid terrace home not to be missed. This exquisite property situated off the Avenue Road, is immaculately presented throughout and offers an excellent position, situated closed to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this bright and spacious property comprises entrance porch, hallway, dual aspect living room with wood burning stove and patio doors leading to rear garden and open plan modern kitchen/dining area with Belfast sink, Quooker tap and Corian seamless worktops. Three well appointed bedrooms with fitted sliderobes and stylish modern family bathroom complete the first floor. Fully floored roofspace with fitted staircase providing additional living space subject to necessary planning certificates. Fully enclosed low maintenance rear garden with artificial grass and paved patio area surrounded by timber fencing. Fully enclosed low maintenance paved front garden. Garage converted into a garden room approx. 19' 4" x 15' 5" with multifuel stove and bar area. This exceptional property will attract a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this stunning home has to offer.

## ACCOMMODATION

### PORCH:

6' 9" x 6' 9" (2.06m x 2.06m)

Composite entrance door with glazed panels and glazed side panels leading to hallway, fitted cupboards and drawers, anthracite single radiator and herringbone laminate flooring.



### HALLWAY:

Hallway with fitted cupboards, double panel radiator and herringbone laminate flooring.



### LIVING ROOM:

18' 9" x 11' 0" (5.72m x 3.35m)

Dual aspect living room with wood burning stove in feature fireplace with wooden mantle, single and double panel radiators, wooden shelves, venetian blinds, herringbone laminate flooring and patio doors with perfect fit venetian blinds.



### KITCHEN/DINING ROOM:

18' 8" x 13' 5" (5.69m x 4.09m)

An excellent range of high and low level cupboards and drawers, Belfast double ceramic sink with Quooker tap and Corian worktop with seamless joints. Space for cooker with black touch screen extractor fan above and tiled splashback. Integrated fridge/freezer and AEG microwave, space for washing machine and tumble dryer. Pelmet lighting, venetian blinds, two double panel radiators, roller blind and glazed door to rear of property with roller blind. Space for table and chairs and breakfast bar area.



**LANDING:**

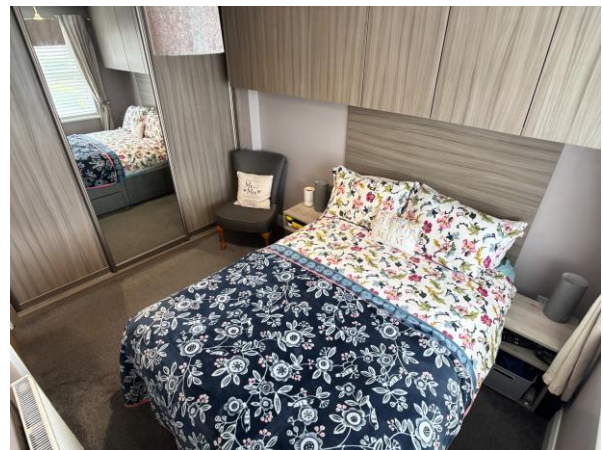
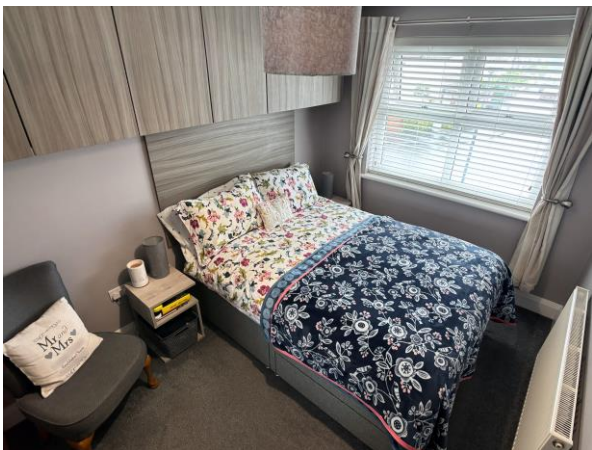
Wall panelling, storage cupboards, venetian blinds and carpet flooring. Stairs leading to floored attic with eaves storage and fitted cupboards, double panel radiator, velux windows with perfect fit blinds and carpet flooring. Approx. 24' 2" x 7' 9" providing additional living space subject to necessary planning approval.



**BEDROOM (1):**

10' 5" x 8' 0" (3.18m x 2.44m)

Front aspect double bedroom with fitted sliderobes with overbed cupboards, single panel radiator, venetian blinds and carpet flooring.



**BEDROOM (2):**

16' 6" x 10' 2" (5.03m x 3.1m)

Front aspect double bedroom with fitted sliderobes, double panel radiator, venetian blinds and carpet flooring.



**BEDROOM (3):**

9' 9" x 8' 2" (2.97m x 2.49m)

Rear aspect single bedroom with fitted sliderobes, overbed cupboards and built in media unit with desk. Venetian blinds, single panel radiator and carpet flooring.



**BATHROOM:**

7' 9" x 6' 0" (2.36m x 1.83m) (At furthest points)

Three piece white suite comprising panelled bath with mains touch shower fitment and folding glazed panel, floating wash hand basin embedded in vanity unit and wc. Pvc wall panelling, black towel radiator, extractor fan, recessed downlighting and vinyl flooring.





**OUTSIDE:**

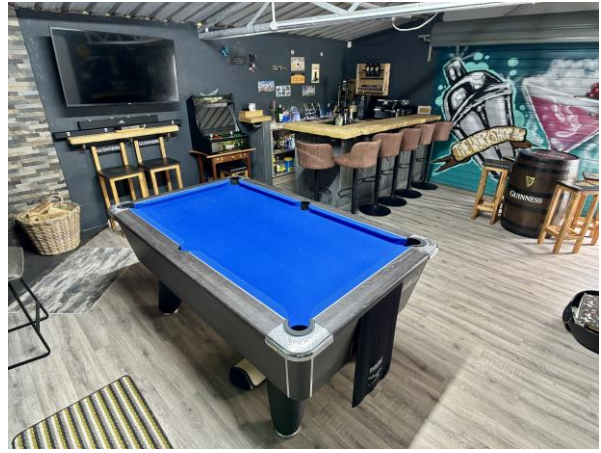
Fully enclosed low maintenance rear garden with artificial lawn and patio area surrounded by timber fencing, Gate to rear of property and water tap. Low maintenance paved front garden surrounded by wall and metal gate.



**GARAGE:**

19' 4" x 15' 5" (5.89m x 4.7m)

Garage converted into garden room with bar area and multifuel stove. Enclosed storage cupboards, light and power, two roller doors and vinyl flooring.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 5300-1712-0222-6695-3663

---

## SPECIAL FEATURES:

- Exquisite three bedroom mid terrace home approx. 1087 sq. ft.
- Composite entrance door with brick paved step
- Dual aspect living room with wood burning stove and patio doors to rear of property
- Stunning modern kitchen with integrated fridge/freezer and microwave
- Bright and spacious open plan kitchen/dining room with Quooker tap and breakfast bar
- Modern kitchen fitted three years ago
- Three well appointed bedrooms with fitted sliderobes
- Modern stylish family bathroom fitted one year ago
- Floored roofspace providing additional living space subject to necessary building certificates
- Fully enclosed low maintenance front and rear garden
- Garage converted into garden room with bar and multi fuel stove
- Oak internal doors throughout
- Stylish and contemporary design throughout
- 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: £713 per year
- EPC: D

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.

---