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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
10 KYLE AVENUE
LURGAN
BT66 8JQ



Three bedroom semi detached home
OFFERS AROUND £134,950
Viewing strictly by appointment only

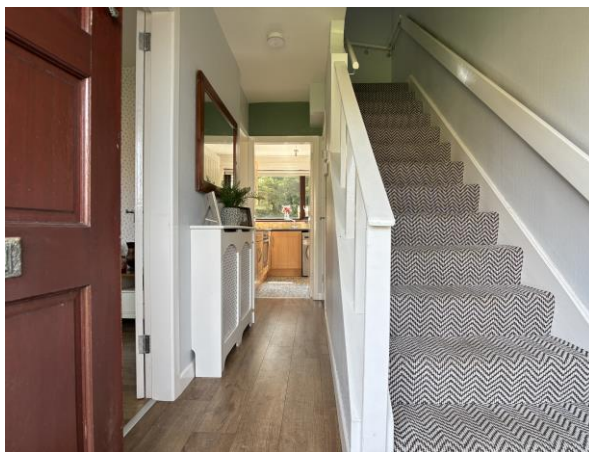


Number 10 is a fantastic three bedroom semi detached home, nestled in the quiet cul de sac of Kyle Avenue in Lurgan. This impressive bright and spacious property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this fantastic property comprises hallway, front aspect dining room, rear aspect living room with electric fire inset in feature fireplace, kitchen with integrated oven and hob, three well appointed bedrooms and family bathroom. Fully enclosed rear garden laid in lawn with paved patio area surrounded by hedging. Front garden laid in lawn with brick path surrounded by hedging and metal gate. Spacious driveway area to front of property and single garage. This attractive property 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:

Wooden entrance door with glazed side panel leading to hallway, enclosed storage cupboard, double panel radiator and laminate flooring.



LIVING ROOM:

14' 1" x 11' 5" (4.29m x 3.48m)

Rear aspect living room, open fire with electric inset in feature fireplace, double panel radiator and laminate flooring. Patio doors leading to rear of property.





DINING ROOM:

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

Front aspect dining room, double panel radiator, vertical blinds and laminate flooring.



KITCHEN:

8' 4" x 8' 2" (2.54m x 2.49m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven, hob and under counter fridge. Space for washing machine, part tiled walls, roller blind and vinyl flooring.



UTILITY ROOM:

9' 0" x 5' 9" (2.74m x 1.75m)

Space for fridge/freezer and tumble drier, laminate flooring and door to garage. Patio doors to the rear of property.



LANDING:

Carpet flooring, single panel radiator and enclosed storage cupboard.



BEDROOM (1):

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

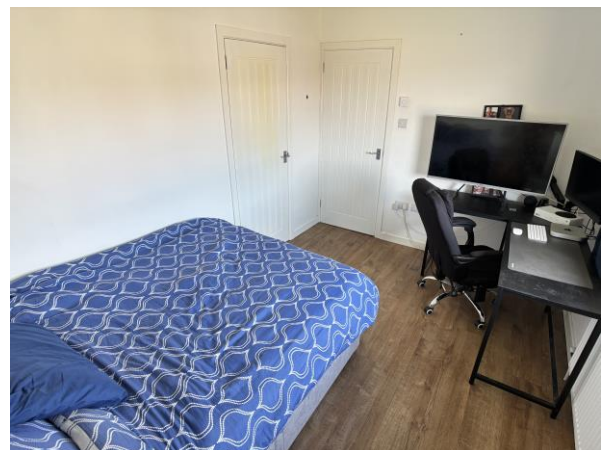
Rear aspect double bedroom, built in wardrobe, single panel radiator, vertical blinds and laminate flooring.



BEDROOM (2):

12' 1" x 8' 8" (3.68m x 2.64m)

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



BEDROOM (3):

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

Rear aspect single bedroom, single panel radiator, vertical blinds and laminate flooring.



BATHROOM:

8' 4" x 5' 6" (2.54m x 1.68m)

Three piece white suite comprising pvc panelled corner shower cubicle with Mira electric shower and glazed sliding doors, floating wash hand basin and wc. Part tiled walls, extractor fan, roller blind and vinyl flooring.



OUTSIDE:

Front garden laid in lawn with brick paving surrounded by hedging and metal gate. Rear garden laid in lawn with paved patio area surrounded by hedging. Gate to front of property.



GARAGE:

16' 1" x 9' 0" (4.9m x 2.74m)

Single garage with roller door, light and power and oil fired central heating boiler and hot water system.

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

EPC Certificate Number: 7704-3017-0205-9407-5200

SPECIAL FEATURES:

- Three bedroom semi detached home approx.1054 sq. ft.
- Nestled in a quiet cul de sac
- Rear aspect living room with open fire with electric fire inset in feature fireplace
- Front aspect dining room
- Kitchen with integrated oven and hob
- Rear hall/utility room
- Three well appointed bedrooms
- Family bathroom
- Single garage with roller door
- Rates: £713
- EPC: E

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