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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**55 LISNASURE ROAD,**  
**DONAGHCLONEY,**  
**BT66 7NW**



**OFFERS AROUND £115,000**

Viewing strictly by appointment only



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Situated in the popular residential area of Lisnasure Road in Donaghcloney, this three bedroom semi-detached home is a short drive from neighbouring towns, shops and local amenities. Set on a spacious prime corner site this property is in need of renovation in order to bring it to its full potential. Plans were approved in 2004 for a two storey extension to the side of the property. Foundations have been placed for the extension, which would allow development of an open plan kitchen/dining area downstairs, master bedroom with ensuite upstairs and single garage . There is plenty of scope to modify and update the property with new plans subject to necessary planning permission. The current accommodation comprises of entrance hall, living room and kitchen/dining area, three first floor bedrooms and family bathroom. Early viewing via the selling agent is recommended in order to view this properties full potential.

**ACCOMMODATION**

**ENTRANCE HALL:**

11' 5" x 5' 6" (3.48m x 1.68m)

**LIVING ROOM:**

21' 0" x 10' 3" (6.4m x 3.12m)

**KITCHEN:**

9' 0" x 5' 5" (2.74m x 1.65m)

**LANDING:**

10' 7" x 5' 7" (3.23m x 1.7m)

**BEDROOM (1):**

10' 3" x 10' 0" (3.12m x 3.05m)

**BEDROOM (2):**

10' 3" x 8' 6" (3.12m x 2.59m)

**BEDROOM (3):**

5' 5" x 5' 3" (1.65m x 1.6m)

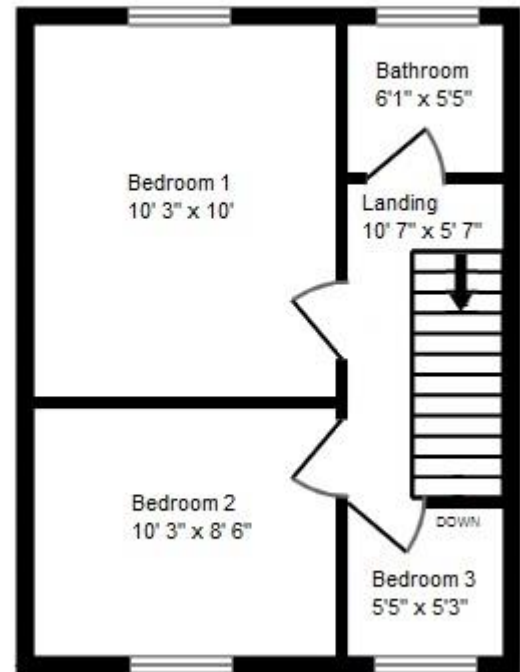
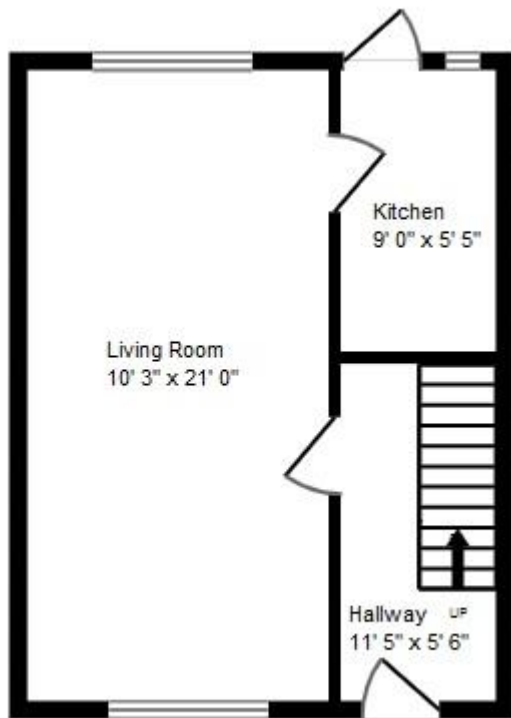
**BATHROOM:**

6' 1" x 5' 5" (1.85m x 1.65m)

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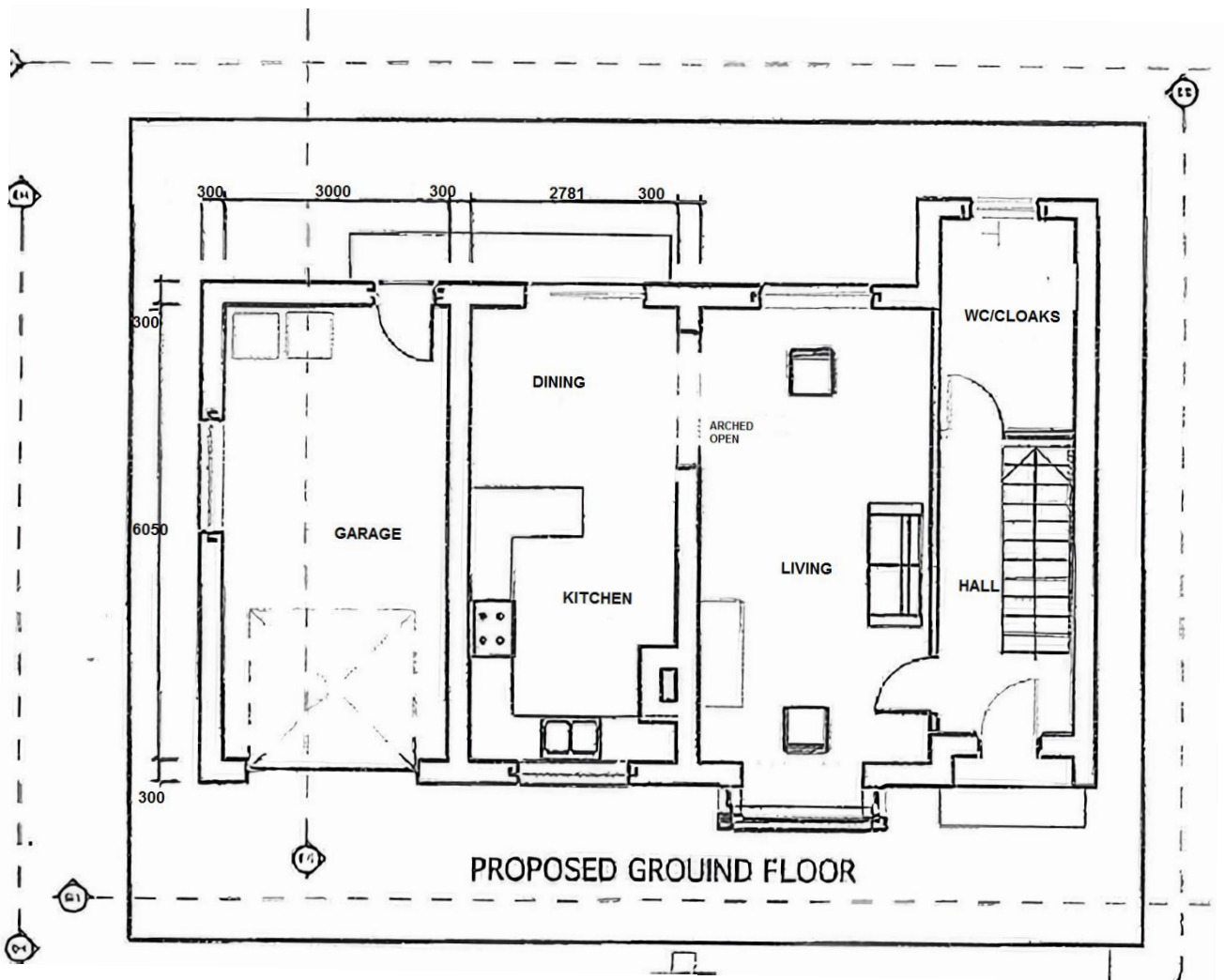




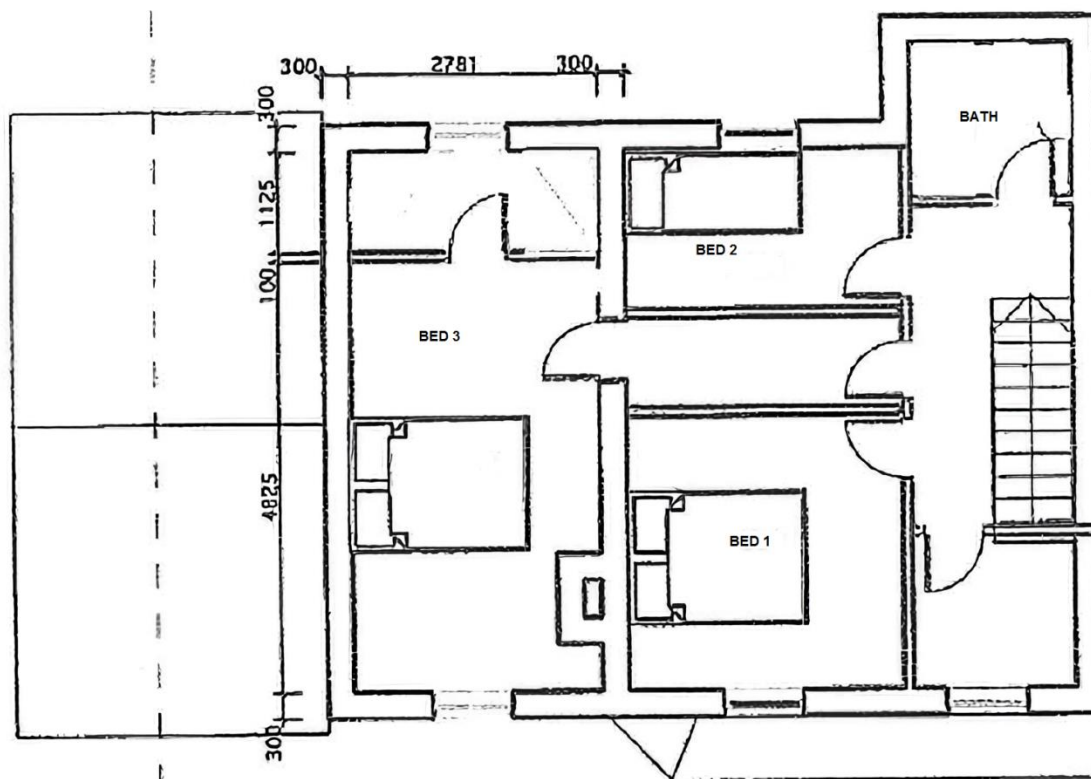


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42   E
21-38	F	32   F	
1-20	G		

EPC Certificate Number: 0300-2606-9150-2922-8631







PROPOSED FIRST FLOOR

THE PL  
FILE  
OF

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 sellers 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.