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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**95 POLLOCK DRIVE**  
**LURGAN**  
**BT66 8JP**



**THREE BED SEMI-DETACHED HOME**  
**OFFERS AROUND £134,950**  
Viewing strictly by appointment only



Number 95 is an excellent three bedroom semi-detached home situated within a small cul-de-sac, in the much sought after area of Pollock Drive in Lurgan. This property is a short walk from Lurgan Town Centre and close to schools, shops, all local amenities and a short drive from the M1 motorway. Internally the property comprises porch, entrance hall, living room, family room and kitchen with integrated appliances. Three well-proportioned first floor bedrooms and family bathroom. Externally the property boasts a fully enclosed rear garden, laid in lawn with brick paving patio surrounded by wall and timber fencing. Fully enclosed front and side garden, laid in lawn surrounded by hedging, shrubs, timber fence and gate to front of property. Tarmac driveway providing off street parking and single garage. This property will appeal to a wide range of purchasers, including first time buyers and families and early viewing via the selling agent is highly recommended to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### ENTRANCE PORCH:

7' 0" x 3' 4" (2.13m x 1.02m)

White PVC part glazed door with part glazed side panels leading to entrance hall, PVC tongue and groove ceiling and ceramic tile flooring.



### ENTRANCE HALL:

10' 4" x 7' 4" (3.15m x 2.24m)

Part glazed wooden door and decorative glazed side panels leading to entrance hall. Enclosed storage cupboard, centre ceiling rose, mains light fitment, laminate wood flooring, double panel radiator and telephone point.





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**LIVING ROOM:**

12' 1" x 10' 2" (3.68m x 3.1m)

Front aspect living room with centre ceiling rose, mains light fitment, vertical blinds, curtain pole and curtains. Laminate flooring, double panel radiator, telephone and ariel point.

**FAMILY ROOM:**

15' 2" x 12' 4" (4.62m x 3.76m)

Rear aspect family room with mahogany and marble surround, marble hearth and electric fire inset. Oak wooden flooring, centre ceiling rose, mains light fitment, vertical blinds, curtain pole and curtains. Telephone and ariel points and double panel radiator. Patio door leading to rear of property.



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**KITCHEN:**

12' 2" x 7' 0" (3.71m x 2.13m)

An excellent range of high and low level cupboards and drawers with under counter lighting. Single stainless steel sink with mixer tap and drainer. Integrated Hotpoint oven and Smeg hob with stainless extractor fan above. Freestanding fridge/freezer, single panel radiator and recessed downlighting. Part tiled walls and ceramic tiled flooring. Part glazed door leading to side and rear of property.

**LANDING:**

Wooden bannister leading to landing. Enclosed shelved storage cupboard and single radiator, access to roof space. Carpet flooring, vertical blinds, centre ceiling rose and mains light fitment.

**BEDROOM (1):**

12' 3" x 11' 6" (3.73m x 3.51m)

Rear aspect double bedroom, built-in wardrobe with hanging and shelving. Carpet flooring, single panel radiator, venetian blinds, curtain pole, curtains and telephone point.

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### **BEDROOM (2):**

12' 1" x 9' 0" (3.68m x 2.74m)

Front aspect double bedroom, built-in wardrobe with hanging and shelving. Single panel radiator, vertical blinds, curtain pole, curtains and carpet flooring.



### **BEDROOM (3):**

10' 4" x 8' 4" (3.15m x 2.54m)

Rear facing double bedroom, carpet flooring, single panel radiator, venetian blinds, curtain pole and curtains.



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**BATHROOM:**

6' 8" x 6' 1" (2.03m x 1.85m)

Three piece white suite comprising wash hand basin embedded in vanity unit with mixer tap, low level flush WC and corner shower cubical with sliding door and electric Mira sport shower. PVC speckled wall panelling, heated chrome towel rail, recessed down lighting and PVC tongue and groove ceiling. Ceramic tile flooring, extractor fan and roller blind.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn with brick paving patio, surrounded by wall and timber fencing. Paved pathway to side and rear of property, shed 5 ft x 5 ft approx., single garage and access gate to side of property. Fully enclosed front and side garden, laid in lawn surrounded by hedging, shrubs, timber fence and gate to front of property. Tiled pathway leading to side of property and garage. Tarmac driveway providing off street parking and single garage.







### **GARAGE:**

22' 6" x 9' 0" (6.86m x 2.74m)

Single garage with up and over door, light and power. Wash hand basin, work bench, plumbed for washing machine. Gas boiler and access to rear of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 1232-9929-8209-0864-1292

#### SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient cul-de-sac location
- Within walking distance to Lurgan Town Centre
- Close proximity to schools, shops and all local amenities
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- Three bedroom semi-detached home
- Two well-proportioned reception rooms
- Kitchen with integrated appliances
- Three well-proportioned bedrooms
- Family bathroom with three piece white suite
- Solid internal oak doors throughout
- White uPVC windows
- Fully enclosed side and rear gardens
- Tarmac driveway providing off street parking
- Single garage
- Gas heating
- Floor area: 1184 Sq. Ft. (Land and Property Approx.)
- Rates: £687.75 per year

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.