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APEX
PROPERTY AGENCY

FOR SALE
96 MALCOLM ROAD
LURGAN
BT66 8DG



THREE BED END-TERRACE HOME
OFFERS AROUND £64,950
Viewing strictly by appointment only



Number 96 is a three bed end-terrace, situated on a corner site, located on the popular residential area of Malcolm Road. Within walking distance to Lurgan Town Centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room, kitchen, downstairs bathroom and three first floor bedrooms, one which is currently been changed into a bathroom but could be returned to a third bedroom. Externally the property includes spacious concrete driveway providing ample off street parking and lean to car port. Front and side gardens with laid in lawn and mature trees, shrubs and pebbled area, surrounded by timber fencing. Concrete area and shed, surrounded by timber fencing to rear of property. This property requires some modernization and will appeal to investors and first time buyers, early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

13' 0" x 6' 0" (3.96m x 1.83m)

Wooden front door with decorative glass panel, under stairs storage area, carpet flooring and economy 7 storage heater.



LIVING ROOM:

12' 9" x 12' 7" (3.89m x 3.84m)

Front aspect living room with mahogany fireplace and electric fire inset. Corner storage area, mahogany data rail, vertical blinds and carpet flooring.



KITCHEN:

10' 0" x 7' 5" (3.05m x 2.26m)

A range of high and low level units and drawers, stainless steel sink bowl and drainer, breakfast bar and storage cupboard. Electric cooker, part tiled walls and part glazed timber door leading to the rear of property.

**BATHROOM:**

7' 7" x 5' 10" (2.31m x 1.78m)

Four piece white suite comprising panelled bath, pedestal wash hand basin, low level flush WC and corner shower with mains shower fitment and hinged glazed panel. Fully tiled walls, carpet flooring and pine tongue and groove ceiling.



LANDING:

Access to roofspace and carpet flooring.

BEDROOM (1):

15' 7" x 9' 4" (4.75m x 2.84m)

Front aspect double bedroom with built-in light oak wardrobes and enclosed storage cupboard. Vertical blinds, carpet flooring and electric heater.

**BEDROOM (2):**

11' 0" x 9' 6" (3.35m x 2.9m)

Rear aspect double bedroom with built-in wardrobes and shelving space, vertical blinds, carpet flooring and electric heater.

**BATHROOM/BEDROOM 3:**

9' 2" x 7' 6" (2.79m x 2.29m)

Three piece white suite comprising pedestal wash hand basin, low level flush WC and corner glazed shower with hinged glazed door and electric shower. Currently made into a bathroom but could be returned to a third bedroom.



OUTSIDE:

Externally the property includes spacious concrete driveway providing ample off street parking and lean to car port. Front and side gardens with laid in lawn and mature trees, shrubs and pebbled area, surrounded by timber fencing. Concrete area and shed, surrounded by timber fencing to rear of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	27 F	
1-20	G		

EPC Certificate Number: 0849-3921-5209-1692-5200

SPECIAL FEATURES:

- Popular location
- Close to schools, shops and all local amenities
- Three well-proportioned bedrooms
- Third bedroom currently as a bathroom
- Four piece white bathroom suite
- Rear garden and shed
- Off street parking with carport
- Economy 7 heating
- Investment opportunity
- Modernization required
- Single glazed windows in uPVC white frames
- Floor area: 1012 Sq. Ft. (Land and Property Services Approx.)
- Rates: £476.84 per year

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