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APEX
PROPERTY AGENCY

FOR SALE
5 WILLOWTREE MANOR
LURGAN
BT66 7FY



THREE BEDROOM SEMI-DETACHED HOME
OFFERS AROUND £149,950
Viewing strictly by appointment only



Number 5 is nestled in a quiet cul-de-sac in the much sought after area of Willowtree Manor, located just off the Gilford Road in Lurgan. This three bedroom semi-detached home is situated in a superb location, a short walk from Lurgan Town Centre, close to primary and secondary schools, shops and all other local amenities and a shortdrive to M1 motorway. The accommodation comprises entrance hall, downstairs WC, living room with open fire, open plan kitchen/dining area leading through to sunroom. Three first floor bedrooms one with en-suite shower room and family bathroom. Externally the property boasts fully enclosed rear garden laid in lawn with decking, paved patio and bedding areas, surrounded by timber fencing. Front garden laid in lawn and tiled pathway to front and side of property. Tarmac driveway and modular garage providing ample storage space. Early viewing via the selling agent comes highly recommended.

ACCOMMODATION

ENTRANCE HALL:

Front door leading to entrance hall and living room. Downstairs WC, single panel radiator, carpet flooring and alarm system.



DOWNSTAIRS WC:

6' 2" x 2' 9" (1.88m x 0.84m)

Two piece white suite comprising corner pedestal wash hand basin with mixer tap and low level flush WC. Tiled splashback, single panel radiator, venetian blinds and vinyl flooring.



LIVING ROOM:

18' 0" x 14' 5" (5.49m x 4.39m)

Front and side aspect living room with open fire in cast iron fireplace, rustic wooden surround and black tiled hearth. Box bay window, recessed down lighting, two double panel radiators, television and telephone points and laminate wood flooring.



KITCHEN/DINING

17' 7" x 10' 11" (5.36m x 3.33m)

Open plan kitchen/dining area with an excellent range of cream high and low level cupboards and drawers. Single stainless steel sink with mixer tap and drainer. Integrated Baumatic oven and gas Hotpoint hob with white gloss extractor fan above. Dishwasher and space for washing machine. Enclosed storage cupboard, double panel radiator, recessed down lighting, roller blind and laminate flooring.





SUN ROOM:

7' 10" x 7' 10" (2.39m x 2.39m)

Open plan sunroom to kitchen/dining area. French doors leading to rear of property, double panel radiators, recessed down lighting and venetian blinds.



LANDING:

White spindle staircase leading to landing. Enclosed shelved hot press, carpet flooring and access to roofspace.



MASTER BEDROOM:

11' 2" x 10' 2" (3.4m x 3.1m)

Rear aspect double bedroom with en-suite shower room off. Carpet flooring, double panel radiator and vertical blinds.



ENSUITE SHOWER ROOM:

7' 9" x 2' 11" (2.36m x 0.89m)

Three piece white suite comprising pedestal wash hand basin with mixer tap, low level flush WC and mains shower fitment with folding glazed door and PVC wall paneling. White towel radiator, recessed down lighting, tongue and groove ceiling, extractor fan, tiled splashback and vinyl flooring.



BEDROOM (2):

11' 1" x 10' 2" (3.38m x 3.1m)

Front aspect double bedroom, double panel radiator, carpet flooring, venetian blinds and telephone point.



BEDROOM (3):

7' 1" x 6' 7" (2.16m x 2.01m)

Front aspect single bedroom with built-in sliderobes with ample shelving and hanging space. Single panel radiator, venetian blinds and carpet flooring.

**BATHROOM:**

8' 0" x 7' 1" (2.44m x 2.16m)

Three piece white suite comprising wash hand basin with mixer tap embedded in vanity unit, low level flush WC and jacuzzi bath with shower head attachment. Part tiled walls and tiled splashback, recessed down lighting, single panel radiator, extractor fan and ceramic tile flooring.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn with decking and bedding areas surrounded by timber fencing. Brick paved patio area, water tap, outdoor light and access gate to side of property. Front garden laid in lawn and tiled pathway to front and side of property. Tarmac driveway and modular garage with roller door.



GARAGE:

16' 4" x 13' 0" (4.98m x 3.96m)

Single garage with roller door, light and power and side access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0350-2621-9210-2922-7015

SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient cul-de-sac location
- Within walking distance of Lurgan Town Centre
- Close proximity to primary and secondary schools, shops and all local amenities
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- Living room with bay window and feature fireplace
- Three bedroom semi-detached home
- Master bedroom with en-suite shower room
- Two reception rooms
- Downstairs WC
- White uPVC windows
- Fully enclosed garden
- Tarmac driveway providing off street parking
- Modular garage
- Oil fire central heating
- Floor area: 1216 Sq. Ft. Approx. (Land and Property Services)
- Rates: £871.51 per year

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