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APEX
PROPERTY AGENCY

FOR SALE
5 HAWTHORNE DRIVE
BLEARY
BT63 5LW



Two bed semi-detached bungalow
OFFERS AROUND £95,000
Viewing strictly by appointment only



5 Hawthorne Drive is a delightful two bed semi-detached bungalow, situated in the quiet cul-de-sac, off Deans Road in the village of Bleary. Located a short drive from neighbouring towns of Lurgan and Portadown, this property is close to primary and secondary schools, shops and local amenities. The accommodation comprises entrance hall, living room, hallway, kitchen/dining area, two bedrooms and bathroom. Externally the property boasts fully enclosed low maintenance front and rear gardens with concrete path and pebbled areas surrounded by timber fencing. This property will appeal to a wide range of purchasers and early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

7' 4" x 5' 6" (2.24m x 1.68m)

White PVC front door with oval glazed panel leading to entrance hall. Double panel radiator, vertical blinds and laminate flooring.



LIVING ROOM:

14' 0" x 11' 11" (4.27m x 3.63m)

Front aspect living room with feature fireplace and electric fire inset, vertical blinds, double panel radiator and laminate flooring.





HALLWAY:

Enclosed storage cupboards with hanging and shelving space, single panel radiator and laminate flooring.



KITCHEN/DINING:

11' 7" x 10' 7" (3.53m x 3.23m)

A good range of high and low level cupboards and drawers with built-in extractor fan. Stainless steel sink bowl and mixer tap with single drainer. Space for cooker, dishwasher, fridge/freezer and tumble dryer and plumbed for washing machine. Enclosed cupboards providing ample hanging and shelved storage space, one housing gas boiler. Part tiled walls, vertical blinds, double panel radiator and laminate flooring. Part glazed white PVC door leading to rear of property.





BEDROOM (1):

12' 0" x 11' 1" (3.66m x 3.38m)

Front aspect double bedroom with built-in wardrobe providing ample storage space. Vertical blinds, double panel radiator and carpet flooring.



BEDROOM (2):

9' 6" x 6' 3" (2.9m x 1.91m)

Rear facing single bedroom with built-in wardrobe, vertical blinds, single panel radiator and carpet flooring.



BATHROOM:

6' 5" x 5' 4" (1.96m x 1.63m)

Three piece white suite comprising pedestal wash hand basin, low level flush WC, corner cubical with mains shower fitment and sliding glazed panels. Fully tiled walls, double panel radiator and vinyl flooring.

**OUTSIDE:**

Fully enclosed low maintenance front and rear gardens with concrete path, paved patio and pebbled areas surrounded by timber fencing. Timber gate providing access to rear of property. Outside water tap, PVC fascia, soffit, guttering and downpipes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9915-0628-6890-3979-4976

SPECIAL FEATURES:

- Popular residential cul-de-sac location
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Short drive to neighbouring towns of Lurgan and Portadown
- Short drive to the M1 Motorway, Rushmere Shopping Centre and Leisure Facilities
- Two bedroom semi-detached bungalow
- Fully enclosed low maintenance front and rear gardens
- Gas heating
- Floor Area: 785.76 Sq. Ft. Approx. (Land and Property Services)
- Rates: £596.05 per year

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