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APEX
PROPERTY AGENCY

FOR SALE
47 IRWIN DRIVE
LURGAN
BT66 7EY



Three bedroom semi-detached home
OFFERS AROUND £128,000
Viewing strictly by appointment only



Number 47 is a delightful three bedroom semi-detached home situated in the popular residential area of Irwin Drive, Lurgan. The property is conveniently located within walking distance of Lurgan town centre, primary and secondary schools, shops and all local amenities. A short drive from neighbouring towns of Banbridge and Portadown. The property comprises hallway, living room, dining/family room and kitchen. Three first floor bedrooms and family bathroom. Externally the property boasts a low maintenance front garden surrounded by low level brick wall, double gates, tarmac driveway providing ample off street parking and single garage. Fully enclosed rear garden laid in lawn with paved patio area, surrounded by timber fencing and mature hedging. This property would make an ideal purchase for the first time buyer or family and early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Composite front door with glazed panel and glazed side panels leading to hallway. Enclosed storage cupboard housing gas boiler, single panel radiator, plaster moulded ceiling coving and laminate flooring.



LIVING ROOM:

12' 9" x 10' 9" (3.89m x 3.28m)

Front aspect living room with electric wall mounted feature fire, plaster moulded ceiling coving, double panel radiator, carpet flooring and vertical blinds.



DINING/FAMILY ROOM:

13' 0" x 9' 8" (3.96m x 2.95m)

Rear aspect dining/family room with glass front fire in tiled fireplace. Plaster moulded ceiling coving, double panel radiator, carpet flooring and vertical blinds.



KITCHEN:

9' 4" x 6' 9" (2.84m x 2.06m)

A good range of high and low level units and drawers. Stainless steel sink bowl with mixer tap and drainer. Integrated oven and hob with extractor fan above, washing machine and under counter fridge freezer. Pelmet down lighting, double panel radiator, tiled walls, vinyl flooring and venetian blinds. Part glazed uPVC door leading to side of property.



LANDING:

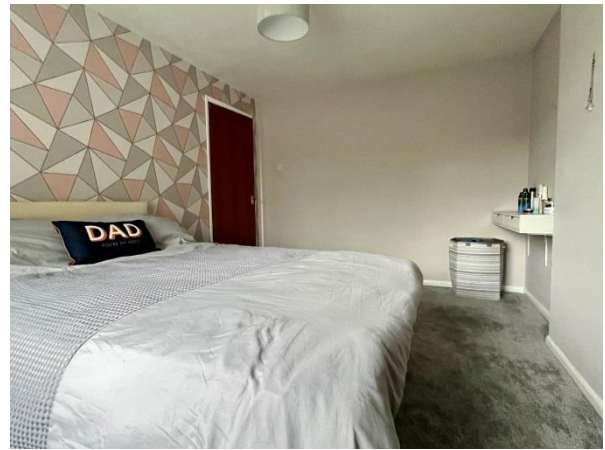
White staircase leading to landing, carpet flooring.



BEDROOM (1):

13' 0" x 9' 8" (3.96m x 2.95m)

Rear aspect double bedroom with carpet flooring, floating wall shelf with drawers, single panel radiator and vertical blinds.



BEDROOM (2):

12' 9" x 9' 5" (3.89m x 2.87m)

Front aspect double bedroom with built-in wardrobes, single panel radiator, carpet flooring and vertical blinds.



BEDROOM (3):

9' 8" x 6' 9" (2.95m x 2.06m) (At longest & widest point)

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



BATHROOM:

7' 6" x 6' 9" (2.29m x 2.06m) (At longest & widest points)

Three piece white suite comprising of panelled bath with bath shower mixer tap and shower curtain. Pedestal wash hand basin and low level flush WC. Fully tiled walls and vinyl flooring. Enclosed shelved storage cupboard, access to roof space and single panel radiator.



GARAGE:

17' 7" x 9' 5" (5.36m x 2.87m)

Single garage with up and over door. Light and power supply, side window and side door access. Plumbed for washing machine.



OUTSIDE:

Low maintenance pebbled front garden surrounded by low level brick wall, double gates and tarmac driveway providing ample off street parking. Timber access gate to fully enclosed rear garden laid in lawn with paved patio areas, surrounded by timber fencing and mature trees. Brick raised flower bed and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 8237-1922-5200-0018-3206

SPECIAL FEATURES:

- Popular residential location
- Close to primary and secondary schools, shops and all local amenities
- Within walking distance to Lurgan town centre
- Gas heating
- Double glazed windows in white uPVC frames
- Two reception rooms
- Three well-proportioned bedrooms
- Family bathroom with three piece white suite
- Single garage
- Tarmac pathway providing ample off street parking
- Fully enclosed low maintenance front garden
- Fully enclosed private rear garden
- Tenure: Leasehold - £15 per year
- Floor Area: 1,033 Sq. ft. Approx. (Land & Property services)
- Rates: £710.68 per year

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