

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
30 IRWIN DRIVE
LURGAN
BT66 7EY



Three Bedroom semi-detached home
OFFERS AROUND £124,950
Viewing strictly by appointment only



A three bedroom semi-detached home in the much sought after residential area of Irwin Drive, Lurgan. Close to primary and secondary schools, Lurgan town centre, Lurgan park, all local amenities and a short drive to the Lurgan M1 interchange. The property comprises of hallway, lounge and dining rooms with open fires and electric fire insets, country style kitchen divided with feature archway with 'Neff' integrated appliances. Three first floor well-proportioned bedrooms and family bathroom. Externally the property boasts a front garden laid-in lawn and bedding plants with tarmac driveway and path leading to integral single garage with W/C. Fully enclosed superb rear garden laid in lawn plus tiled path surrounded by hedging and timber fencing. This home will certainly appeal to a wide range of purchasers, including first time buyers and early viewing via the selling agent is highly recommended.

ACCOMMODATION

HALLWAY:

Mahogany front door with glazed side panels, plaster moulded ceiling coving, telephone point, carpet flooring and single panel radiator.



DINING ROOM:

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

Front facing dining room with open fire in tiled fireplace and hearth with electric fire inset and mahogany surround. Eyeball ceiling down lighting, plaster moulded ceiling coving, single panel radiator and carpet flooring.



LOUNGE:

12' 8" x 9' 9" (3.86m x 2.97m)

Rear facing lounge with tiled fireplace and hearth, timber surround with electric fire inset, Plaster moulded ceiling coving. Eyeball ceiling down lighting, single panel radiator and carpet flooring.



KITCHEN:

16' 9" x 8' 4" (5.11m x 2.54m) (At longest and widest points)

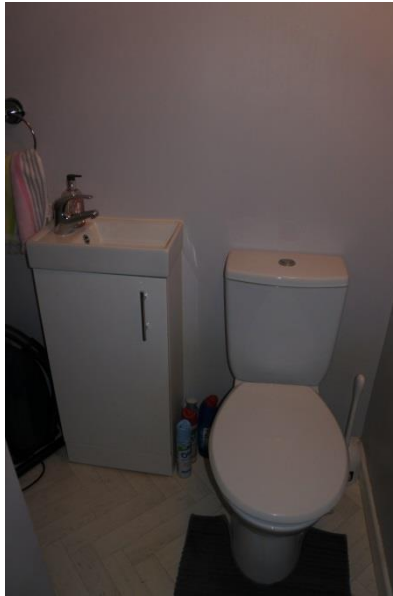
An excellent range of high and low level units and drawers in cream country style finish, with breakfast bar and cupboard to house microwave. 'Neff' integrated eye level oven, gas hob with extractor fan above, deep fat fryer, dishwasher and fridge, 'Bosch' washing machine and 'White Knight' tumber dryer. 1.5 stainless steel sink bowls with mixer tap and single drainer. Ceramic tile flooring, kickboard heater and single panel radiator. Access to integral garage and mahogany glazed door leading to the rear of property.



DOWNSTAIRS WC:

6' 7" x 2' 6" (2.01m x 0.76m)

Located off garage. Low level flush WC and wash hand basin with mixer tap in vanity unit. Single panel radiator, chrome towel holder and herringbone vinyl flooring.



LANDING:

Mahogany spindle staircase leading to landing with carpet flooring and plaster moulded ceiling coving. Access to fully floored roofspace.



BEDROOM (1):

12' 9" x 9' 4" (3.89m x 2.84m) (At widest point)

Front facing double bedroom with built-in white wood over bed wardrobes and cupboards. Carper flooring and single panel radiator.



BEDROOM (2):

12' 8" x 9' 2" (3.86m x 2.79m)

Rear facing double bedroom with built-in white wardrobes and cupboards, carpet flooring and single panel radiator.

**BEDROOM (3):**

9' 7" x 6' 8" (2.92m x 2.03m) (At widest point)

Front facing bedroom with built-in shelved cupboard and fitted furniture with shelving. Carpet flooring and single panel radiator.

**BATHROOM:**

7' 4" x 6' 9" (2.24m x 2.06m)

Four piece white suite comprising of PVC panelled corner shower cubical with mains shower fitment, dual heads and sliding glazed doors. Wash hand basin with mixer tap in white vanity unit, panelled bath with tiled splashback and low level flush WC. Extractor fan, chrome heated towel rail and herringbone vinyl flooring.





GARAGE:

17' 8" x 9' 6" (5.38m x 2.9m)

Integral garage with light and power supply housing gas boiler. Manual up and over door and glazed panels above. Cupboards and WC off.

OUTSIDE:

Fully enclosed front garden laid in lawn with bedding plants and trees plus hedging and timber fencing to sides and front facing wall with metal railings. Brick pillars with metal gates leading to tarmac driveway and path along the front of the property. Tiled step to front door and outdoor light. Fully enclosed rear garden laid in lawn, concrete steps and path, surrounded by hedging and timber fence. An abundance of bedding plants and raised flowerbeds. Greenhouse, garden shed 8' x 6' and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	45 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9732-9827-5100-0035-4226

SPECIAL FEATURES:

- Popular residential area
- Within walking distance of Lurgan Town Centre
- Close to schools, shops, Lurgan Park and all local amenities
- Convenient to the Lurgan M1 interchange
- Two reception rooms with open fires and electric fire insets
- Country style kitchen with 'NEFF' integrated appliances
- Three well-proportioned bedrooms
- Gas central heating
- Integral single garage with WC off
- Front and fully enclosed spacious rear garden
- Floor size: 1119 Sq. Ft. Approx (Land and Property Services)
- Rates: £749.12 per year
- Service Fee: Nil

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 sellers 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.