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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**6 ABBEY MANOR**  
**LURGAN**  
**BT66 6TF**



Three bedroom mid-townhouse  
**OFFERS AROUND £132,950**  
Viewing strictly by appointment only

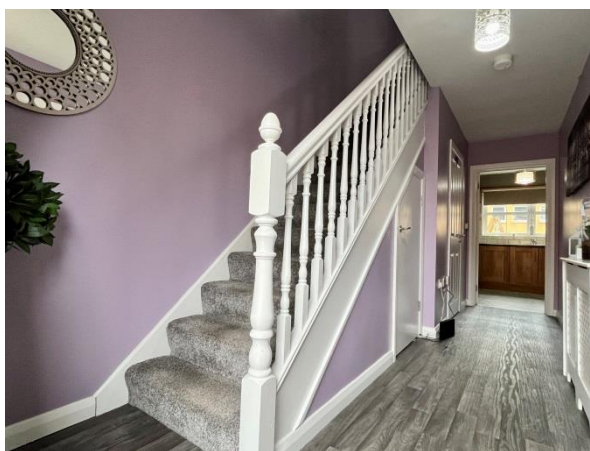


6 Abbey Manor is an impressive three bedroom mid-townhouse, situated in a quiet development in Lurgan. Located within walking distance of Lurgan Town Centre, this property is close to primary and secondary schools, shops, all local amenities and Lurgan train station, as well as a short drive to neighbouring towns. The accommodation comprises hallway, living room, downstairs WC, kitchen/dining area with integrated oven and hob, three first floor bedrooms, one with ensuite shower room and four piece family bathroom. Externally the property boasts a fully enclosed rear garden with patio area and ample parking to the front. 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

### HALLWAY:

Part glazed timber door with glazed side panel leading to hallway. Enclosed understairs storage and downstairs WC off. Single panel radiator and wood effect vinyl flooring.



### LIVING ROOM:

15' 4" x 10' 9" (4.67m x 3.28m)

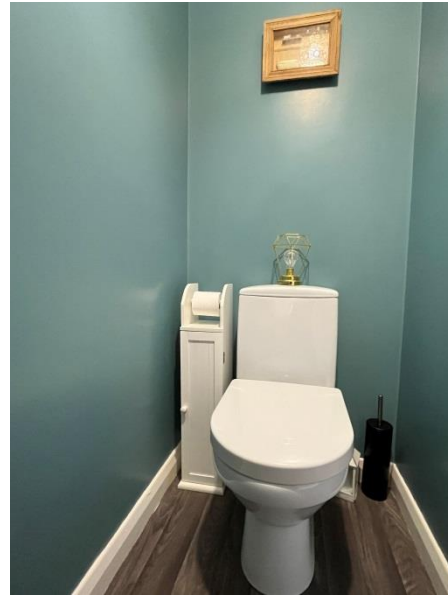
Front aspect living room with feature wall mounted electric fire, wood effect vinyl flooring, double panel radiator and roller blinds.



### DOWNSTAIRS WC:

6' 4" x 2' 10" (1.93m x 0.86m)

Two piece white suite comprising pedestal wash hand basin with mixer tap and dual flush WC. Tiled splashback, wood effect vinyl flooring and extractor fan.



### **KITCHEN/DINING AREA**

18' 2" x 10' 11" (5.54m x 3.33m)

A superb range of high and low level shaker style cupboards and drawers. 1.5 stainless steel sink and single drainer, integrated oven and hob with splashback and stainless steel extractor fan above. Fridge/freezer, washing machine and television. Part tiled walls, wood effect vinyl flooring, double panel radiator and roller blind. Timber door leading to rear of property.



### **LANDING:**

White spindle staircase leading to landing. Enclosed storage cupboard, carpet flooring and access to roofspace.

### **MASTER BEDROOM:**

13' 11" x 10' 6" (4.24m x 3.2m)

Rear aspect master bedroom with ensuite shower room. Built in wardrobe, carpet flooring, double panel radiator and roller blinds.



**ENSUITE SHOWER ROOM:**

7' 10" x 5' 4" (2.39m x 1.63m)

Three piece white suite comprising pedestal wash hand basin with mixer tap and tiled splash back, dual flush WC and corner shower cubical with Triton electric shower, bi-fold glazed doors and marble effect PVC panelling. Single panel radiator, extractor fan and vinyl flooring.



**BEDROOM (2):**

13' 4" x 10' 1" (4.06m x 3.07m)

Front aspect double bedroom with built-in wardrobe. Double panel radiator, carpet flooring and venetian blinds.



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**BEDROOM (3):**

9' 1" x 5' 8" (2.77m x 1.73m)

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

**BATHROOM:**

6' 10" x 8' 7" (2.08m x 2.62m)

Four piece white suite comprising pedestal wash hand basin with mixer tap and tiled splash back, dual flush WC, panelled bath with mixer tap and marble PVC cladding, corner shower cubical with mains shower fitment and bi-fold glazed doors. Single panel radiator, extractor fan, vinyl flooring and venetian blind.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn with pebble flowerbed and paved patio surrounded by timber fencing. Timber gate to shared access at side of property. Outdoor water tap. Parking spaces at front of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9800-6793-0322-5127-0273

#### SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Within walking distance to Lurgan town centre
- Short drive to M1 Motorway, Rushmere shopping centre and Leisure facilities
- Three bedroom mid-townhouse
- Living room with feature wall mounted electric fire
- Kitchen/Dining area with superb range of cupboards and drawers, integrated oven & hob, fridge/freezer, washing machine and television
- Downstairs WC
- Master bedroom with ensuite shower room
- Four piece white family bathroom
- Fully enclosed rear garden with patio area
- Floor area: 1227 Sq. Ft. Approx. (Land and Property Services)
- Rates: £871.15 per year

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