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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**46 UNION STREET**  
**LURGAN**  
**BT66 8EB**



**OFFERS OVER £99,950**

**Three bedroom end terrace home**

**Viewing strictly by appointment only**



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From the moment you step in to number 46 you will be impressed by the exceptional standard that has been completed during the recent renovation of the property, including fully certified rewiring, completely replastered throughout, fully replumbed with all new pipework, fixtures, fittings and flat roofs replaced along with modern kitchen and bathroom fitted and new gas boiler. Situated on Union Street in Lurgan the property is conveniently located within walking distance to Lurgan town centre, shops, primary and secondary schools and all local amenities. The property comprises entrance porch, hallway, spacious living room, downstairs toilet with modern two piece suite, open plan kitchen/dining area with integrated Belling appliances. Three well proportioned bedrooms over two floors and four piece modern family bathroom. Externally the property boasts a fully enclosed low maintenance pebbled rear yard. This remarkable property is beautifully finished throughout and ready for you to move your furniture into. This property will appeal to a wide range of purchasers and early viewing via the selling agent is highly recommended to fully appreciate what this exceptional property has to offer.

## ACCOMMODATION

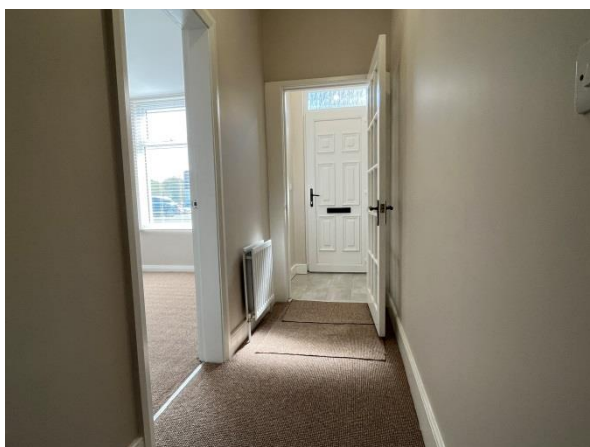
### ENTRANCE PORCH:

White PVC front door with glazed panel above and ceramic tile flooring.



### HALLWAY:

Glazed panel door leading to hallway. Double panel radiator and carpet flooring.



### LIVING ROOM:

23' 2" x 9' 7" (7.06m x 2.92m)

Front aspect living room, open plan through to kitchen/dining area. Double panel radiator, venetian blind and carpet flooring.

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**DOWNSTAIRS WC:**

5' 9" x 5' 1" (1.75m x 1.55m) (Longest and widest points)

Two piece white suite comprising wash hand basin with mixer tap embedded in vanity unit with mirror above and dual flush WC. Single panel radiator, towel holder, extractor fan and vinyl flooring.



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**KITCHEN:**

14' 9" x 13' 4" (4.5m x 4.06m)

Open plan kitchen/dining area with an excellent range of grey high gloss cupboards and drawers. 1.5 stainless steel sink bowl with mixer tap and single drainer. Integrated Belling eye level double oven and hob with stainless steel extractor fan above, integrated dishwasher, Samsung fridge/freezer with ice maker and plumbed for washing machine. Part tiled walls, recessed down lighting, under cupboard lighting, double panel radiator, roller blind and vinyl flooring. Part glazed door and glazed side panel leading to rear of property.

**LANDING:**

Carpet flooring and enclosed shelved cupboard.



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**BEDROOM (1):**

14' 1" x 10' 6" (4.29m x 3.2m) (Longest and widest points)

Front aspect double bedroom with double panel radiator, venetian blinds, ariel point and ethernet wall socket.



**BEDROOM (2):**

13' 4" x 8' 2" (4.06m x 2.49m)

Rear aspect bedroom with velux window, single panel radiator and two enclosed storage cupboards.



**BEDROOM (3):**

12' 1" x 8' 4" (3.68m x 2.54m) (Longest and widest points)

Rear aspect single bedroom with enclosed storage cupboard housing gas boiler. Single panel radiator and carpet flooring.



**BATHROOM:**

11' 8" x 6' 2" (3.56m x 1.88m)

Four piece white suite comprising wash hand basin embedded in vanity unit with mixer tap and tiled splashback. Panelled bath with mixer tap and tiled splashback, spacious tiled corner shower cubical with rain head mains fitment and glazed sliding panel and dual flush WC. Chrome towel radiator, recessed down lighting, vinyl flooring and extractor fan.



**OUTSIDE:**

Fully enclosed low maintenance pebbled rear yard surrounded by timber fencing and brick wall. Water tap, tiled step at back of property and outdoor light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	54   E	
21-38	F		
1-20	G		

EPC Certificate Number: 2755-3026-8204-0717-2200

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**SPECIAL FEATURES:**

- Within walking distance of Lurgan town centre
- Close to school, shops and all local amenities
- Short drive to neighbouring towns of Lurgan and Portadown
- Recently renovated throughout, fully rewired and certified electrics, replastered and replumbed with all new pipework, fixture and fittings and flat roof replaced
- Superb open plan kitchen with excellent range of modern grey high gloss cupboards and drawers and integrated appliances
- Modern four piece white suite family bathroom
- Three spacious bedrooms over two levels
- Double glazed windows in white uPVC frames
- New carpet and vinyl flooring throughout
- Low maintenance pebbled rear garden
- Gas heating & new gas boiler installed
- Ethernet wall socket in bedroom one
- Ariel cables wired from void space to living room, bedroom 1 and bedroom 2
- PVC guttering, fascia, downpipes and soffits.
- Floor area: 1108 Sq. Ft. Approx. (Land and Property services)
- Rates: £531.63 per year

**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 seller's 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.**

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