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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
43 SPELGA PARK
LURGAN
BT66 8ND



Three bedroom mid-terrace home

OFFERS AROUND £89,950

Viewing strictly by appointment only



Situated in the popular residential area of Spelga Park in Lurgan this three bedroom mid-terrace home is conveniently located close to schools, shops, all amenities and within walking distance of Lurgan town centre. The property comprises living room, kitchen/dining area with integrated oven and hob, utility room, three first floor bedrooms and family bathroom. Front garden laid in lawn with paved path and pebbled bedding area. Fully enclosed rear garden laid in lawn with paved patio and border shrubs. This home will appeal to a wide range of purchasers, including first time buyers and investors and early viewing via the selling agent is highly recommended.

ACCOMMODATION

LIVING ROOM:

14' 9" x 14' 6" (4.5m x 4.42m)

Front aspect living room with open fire in tiled fireplace with mahogany surround. Plaster moulded ceiling coving, ceiling rose, double panel radiator, carpet flooring and vertical blinds.



KITCHEN/DINING AREA:

17' 9" x 8' 8" (5.41m x 2.64m)

A good range of high and low level cupboards and drawers, white sink with mixer tap and drainer. Integrated oven, hob and microwave. Enclosed understairs cupboard, part tiled walls, laminate flooring, double panel radiator and vertical blinds.



UTILITY ROOM:

4' 8" x 4' 0" (1.42m x 1.22m)

Plumbed for washing machine and dishwasher, ceramic tile flooring. Part glazed door to rear of property.



LANDING:

Enclosed hot press, access to roofspace and carpet flooring.



BEDROOM (1):

12' 9" x 9' 0" (3.89m x 2.74m)

Front aspect double bedroom with built in wardrobe. Single panel radiator, carpet flooring and roller blind.



BEDROOM (2):

11' 1" x 10' 1" (3.38m x 3.07m)

Rear aspect double bedroom with built in wardrobe. Single panel radiator, carpet flooring and roller blind.



BEDROOM (3):

9' 9" x 8' 6" (2.97m x 2.59m)

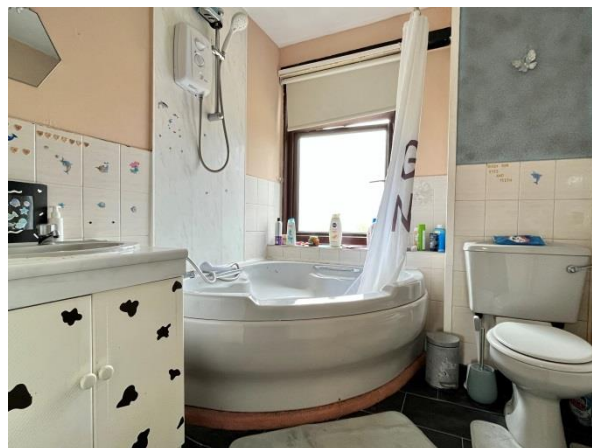
Front aspect single bedroom with built in wardrobe. Single panel radiator, carpet flooring and vertical blinds.



BATHROOM:

7' 1" x 4' 2" (2.16m x 1.27m) (longest and widest points)

Three piece white suite comprising wash hand basin in vanity unit, low level flush WC and corner panelled bath with shower mixer tap fitment and PVC wall panelling with electric Triton shower and shower curtain. Part tiled walls, single panel radiator and roller blind.



OUTSIDE:

Fully enclosed front garden, laid in lawn and paved path with low maintenance pebble bedding area surrounded by timber gate and timber fencing. Fully enclosed rear garden laid in lawn and paved pathway, surrounded by timber fencing. Gate access to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9039-5072-0248-7303-0934

SPECIAL FEATURES:

- Within walking distance of Lurgan town centre
- Close to schools, shops and all local amenities
- Close to Lurgan park, Rushmere shopping centre and leisure facilities
- Three well proportioned bedrooms
- Open plan kitchen/dining area with integrated oven and hob
- Oil fire central heating
- Fully enclosed front and rear garden
- Chain free
- Floor size: 1023 Sq. Ft. Approx. (Land and Property services)
- Rates: £512.30 per year

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