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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**17 PORTLEC PLACE**  
**LURGAN**  
**BT66 8HZ**



**Three bedroom mid terrace home**  
**OFFERS AROUND £77,500**  
Viewing strictly by appointment only





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Number 17 is a delightful three bedroom mid terrace home, situated in the popular residential area of Portlec Place, Lurgan. Ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops, all local amenities and a short drive from the M1 Motorway. The property comprises hallway, living room, kitchen, downstairs shower room and three first floor bedrooms. Fully enclosed paved low maintenance front garden with raised stone flowerbed and shrubs. Fully enclosed rear garden over two levels with paved patio area, mature shrubs and bedding plants surrounded by timber fencing. This property will appeal to a wide range of purchasers, including first time buyers and investors 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 PVC white door leading to hallway. Understairs storage with light, double panel radiator and carpet flooring.



### LIVING ROOM:

12' 6" x 12' 6" (3.81m x 3.81m) (Longest and widest points)

Front aspect living room with open fire in feature fireplace with electric fire inset. Part panelled wall, ceiling rose, vertical blinds, double panel radiator and carpet flooring.





**KITCHEN:**

12' 7" x 7' 6" (3.84m x 2.29m)

A range of high and low level cupboards and drawers, stainless steel sink and double drainer. Zanussi cooker, Beko washing machine and under counter fridge. Part tiled walls, double panel radiator and ceramic tile flooring. Glazed panel door leading to rear of property.



**SHOWER ROOM:**

7' 6" x 6' 0" (2.29m x 1.83m)

Three piece white suite comprising shower cubical with glazed sliding door and Triton electric shower, wash hand basin vanity unit and dual flush WC. Ceramic tile walls and flooring, double panel radiator and vertical blinds.







**LANDING:**

Carpet flooring and access to roofspace.



**BEDROOM (1):**

15' 9" x 9' 4" (4.8m x 2.84m)

Front aspect double bedroom with a range of built in wardrobes and units. Built in wardrobe, vertical blinds, double panel radiator and carpet flooring.



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**BEDROOM (2):**

11' 0" x 9' 6" (3.35m x 2.9m) (Longest and widest)

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

**BEDROOM (3):**

9' 2" x 7' 6" (2.79m x 2.29m)

Rear aspect single bedroom built in wardrobes and drawers, vertical blinds, single panel radiator and carpet flooring.

**OUTSIDE:**

Fully enclosed low maintenance paved front garden with raised stone bedding area and shrubs with pebbled area surrounded by brick wall. Fully enclosed rear garden surrounded by timber fencing. Paved patio area, stone bedding areas with mature shrubs and planting. Water tap and shed housing oil fired central heating. Shed approx. (3 ft. x 5 ft.). Gate access to rear of property. Parking area to front of property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

EPC Certificate Number: 8237-6125-3200-0980-7272

### SPECIAL FEATURES:

- Popular residential area
- Within walking distance of Lurgan town centre
- Close to schools, shops and all local amenities
- Reception room with open fire and electric fire inset
- Downstairs shower room with three piece white suite
- Three well proportioned bedrooms
- Fully enclosed low maintenance front garden
- Fully enclosed rear garden with mature shrubs and bedding plants
- Oil fired central heating
- Floor size: 915 Sq. Ft Approx. (Land and Property Services)
- Rates: £444.64 per year

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