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APEX
PROPERTY AGENCY

FOR SALE
31 ARDBOE DRIVE
LURGAN
BT66 8HR



FOUR BEDROOM MID-TERRACE HOME
OFFERS AROUND £80,000
Viewing strictly by appointment only



No. 31 is a spacious four bed mid-terrace home, situated in the popular residential area of Ardboe Drive, 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, Rushmere Shopping Centre and South Lake Leisure Centre. The property comprises of entrance hall, lounge, open plan kitchen with breakfast bar, family bathroom and four first floor bedrooms. Enclosed paved low maintenance front garden with pebble bedding area and concrete off street parking space. Side access to fully enclosed low maintenance rear garden with paved patio and bedding areas surrounded by timber fencing. This property whilst in need of some modernisation 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

ENTRANCE HALL:

Part glazed white PVC front door leading to entrance hall. Double panel radiator and vinyl flooring.



LIVING ROOM:

14' 2" x 12' 1" (4.32m x 3.68m)

Rear aspect living room with electric fire and storage area. Double panel radiator, ceiling fan, vinyl flooring and venetian blind.





KITCHEN:

14' 1" x 6' 0" (4.29m x 1.83m)

A range of high and low level cupboards and drawers with breakfast bar and two stools. Stainless steel sink bowl and drainer, Zanussi cooker, washing machine and fridge/freezer. Part tiled walls, ceramic tiled flooring, single panel radiator and roller blind. Part glazed PVC door leading to rear of property.



BATHROOM (Longest and widest points):

6' 5" x 6' 0" (1.96m x 1.83m)

Three piece white suite comprising wash hand basin embedded in vanity unit, corner shower cubical with mains fitment, folding glazed panel and PVC panelling and dual flush WC. Single panel radiator and tile flooring.



LANDING:

Carpet flooring, access to roof space, double panel radiator and venetian blind.

BEDROOM (1):

14' 9" x 10' 3" (4.5m x 3.12m)

Rear aspect double bedroom with carpet flooring, double panel radiator and venetian blind.



BEDROOM (2) (Longest and widest points):

10' 11" x 10' 1" (3.33m x 3.07m)

Front aspect double bedroom, single panel radiator, vinyl flooring and venetian blind.



BEDROOM (3):

10' 3" x 8' 6" (3.12m x 2.59m)

Rear aspect single bedroom, single panel radiator, vinyl flooring and venetian blind.

**BEDROOM (4):**

9' 11" x 6' 10" (3.02m x 2.08m)

Front aspect single bedroom with enclosed storage cupboard, single panel radiator, vinyl flooring and single panel radiator.

**OUTSIDE:**

Fully enclosed paved low maintenance front garden with pebble bedding area and concrete off street parking space. Fully enclosed low maintenance rear garden with paved patio and bedding areas surrounded by timber fencing, gate to side of property and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	44 E	
21-38	F		
1-20	G		

EPC Certificate Number: 0566-3920-8200-8662-9204

SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient location
- Within walking distance of Lurgan town centre
- Close proximity to schools, shops and all local amenities
- Short drive to the M1 Motorway, Rushmere Shopping Centre and Leisure Facilities
- Four bedroom mid-terrace home
- Three piece family bathroom
- Low maintenance front and rear gardens
- Oil Fired Central Heating
- Chain Free
- Floor Area: 1011 Sq. Ft. Approx. (Land and Property Services)
- Rates: £512.30 per year

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