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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**24 BAIRD AVENUE**  
**DONAGHCLONEY**  
**BT66 7LP**



**Three bedroom semi detached home**  
**OFFERS AROUND £108,000**  
Viewing strictly by appointment only



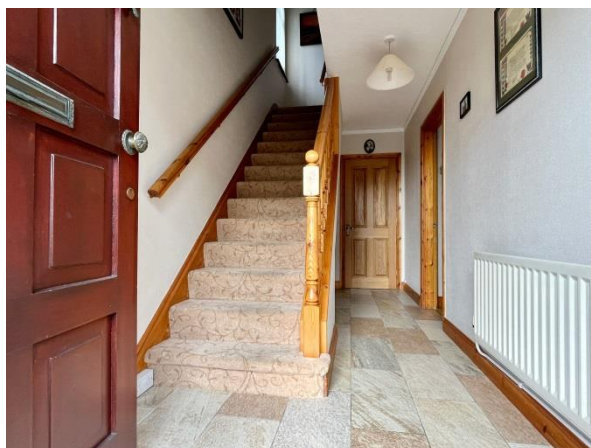
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No 24 is a beautifully presented and well looked after three bedroom semi detached home situated in Baird Avenue in Donaghcloney. The property is ideally located within walking distance of Donaghcloney village, close to primary and secondary schools and all local amenities. Internally the property comprises hallway, living room, kitchen/dining area with integrated appliances, downstairs WC and access to integral single garage. Three well proportioned bedrooms and family bathroom complete the first floor. Low maintenance front and rear gardens and tarmac driveway providing off street parking. This superb property is chain free and will appeal to a wide range of purchasers therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### HALLWAY:

Entrance door with glazed side panels leading to hallway, tile flooring and single panel radiator.



### LIVING ROOM:

13' 1" x 12' 5" (3.99m x 3.78m)

Front aspect living room with electric fire in feature fireplace, double panel radiator, vertical blinds and laminate flooring.



### KITCHEN/DINING AREA:

20' 1" x 10' 4" (6.12m x 3.15m)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl and drainer, integrated oven and hob with extractor fan above. Integrated fridge/freezer and dishwasher, part tiled walls and tiled flooring. Vertical blinds, single panel radiator and pine ceiling panelling. Access to integral garage and adjoining downstairs WC.

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**DOWNSTAIRS WC:**

6' 5" x 2' 9" (1.96m x 0.84m)

Two piece white suite comprising floating wash hand basin and WC. PVC wall and ceiling panelling.



**LANDING:**

Pine spindle staircase leading to landing. Carpet flooring, vertical blinds and access to roof space.



**BEDROOM (1):**

13' 2" x 12' 0" (4.01m x 3.66m)

Front aspect double bedroom with two built in wardrobes, single panel radiator, vertical blinds and laminate flooring.



**BEDROOM (2):**

13' 3" x 8' 9" (4.04m x 2.67m)

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



**BEDROOM (3):**

9' 0" x 9' 0" (2.74m x 2.74m) (Furthest points)

Front aspect single bedroom, single panel radiator, vertical blinds and laminate flooring.



**BATHROOM:**

6' 2" x 5' 6" (1.88m x 1.68m)

Three piece white suite comprising wash hand basin embedded in vanity unit, corner shower with sliding doors, Mira electric shower and WC. Single panel radiator, tiled walls and pine ceiling panelling. Vinyl flooring, extractor fan and roller blind.



**GARAGE:**

15' 7" x 9' 9" (4.75m x 2.97m)

Garage with light and power and roller door. Access to kitchen and adjoining downstairs WC.

**OUTSIDE:**

Fully enclosed low maintenance rear garden with paved patio and pebbled area surrounded by timber fencing. Access gate to rear, oil fired central heating boiler, oil tank and water tap. Low maintenance paved area and tarmac driveway at front of property and single garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9664-2998-0305-9304-3391

**SPECIAL FEATURES:**

- Popular residential location
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Within walking distance to Donaghcloney village
- Three bed semi detached home with single garage
- Front aspect living room with electric fire in feature fireplace
- Kitchen/Dining area with ample storage and integrated appliances
- Three well proportioned bedrooms
- Three piece family bathroom
- Downstairs WC
- Single garage with roller door
- Low maintenance front and rear garden
- Tarmac driveway providing off street parking
- Oil fired central heating
- Chain free
- Floor area: 1098 Sq. ft. Approx. (Land and Property Services)
- Rates: £749.12 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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