

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
4 WOODVILLE STREET
LURGAN
BT67 9DQ



Two bedroom terrace home
OFFERS AROUND £69,950
Viewing strictly by appointment only



Situated in the residential area of Woodville Street, number 4 has recently been redecorated throughout and is conveniently located within walking distance to Lurgan town centre, schools, shops and all local amenities and close to public transport and motorway links. The property comprises entrance hall, open plan living/dining room with open fire in feature fireplace, kitchen with integrated oven and hob and breakfast bar and downstairs family bathroom. Two bedrooms completes the first floor. Externally the property has a concrete rear yard leading to right of way access. Number 4 will appeal to a wide range of purchasers including first time buyers or investors and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Black entrance door with decorative glazed panel leading to hallway, double panel radiator and vinyl flooring.



LIVING ROOM:

18' 3" x 10' 0" (5.56m x 3.05m)

Front aspect open plan living/dining room with open fire in feature fireplace. Storage cupboard housing hot water tank and enclosed understairs storage cupboard. Double and single panel radiators, vertical blinds and vinyl flooring.





KITCHEN:

11' 6" x 7' 9" (3.51m x 2.36m)

A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Breakfast bar and washing machine. Part tiled walls, double panel radiator and ceramic tile flooring.



REAR HALLWAY:

4' 0" x 3' 6" (1.22m x 1.07m)

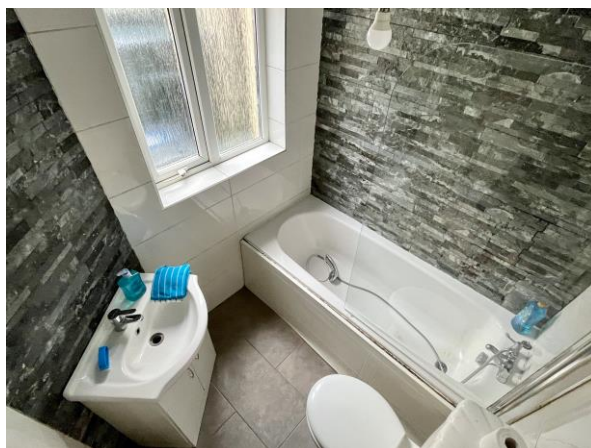
Ceramic tile flooring and single panel radiator. Glazed panel door leading to enclosed rear yard.



BATHROOM:

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

Three piece white suite comprising panelled bath with mains fitted shower and glazed swivel panel, wash hand basin embedded in vanity unit and low level flush WC. Chrome towel radiator, PVC ceiling panelling, tile cladding and ceramic tiled walls and flooring.



LANDING:

Recently fitted carpet flooring, vertical blinds and access to roof space.



BEDROOM (1):

12' 6" x 10' 9" (3.81m x 3.28m)

Front aspect double bedroom recently decorated, double panel radiator, vertical blinds and wooden flooring.



BEDROOM (2):

7' 2" x 7' 0" (2.18m x 2.13m)

Rear aspect single bedroom recently decorated, single panel radiator, vertical blinds and wooden flooring.



OUTSIDE:

Enclosed concrete rear yard, central heating boiler, PVC oil tank and water tap. Timber gate leading to rear right of way.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9259-6038-0289-6395-1984

SPECIAL FEATURES:

- Two bedroom terrace home around 710 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Kitchen with integrated oven and hob and breakfast bar
- Ground floor three piece family bathroom
- Two first floor bedrooms
- Enclosed concrete rear yard
- Within walking distance to Lurgan town centre
- Close to public transport and motorway links
- Close proximity to schools, shops and all local amenities
- Oil fire central heating
- 15 year guarantee damp proofing course
- Thermal damp proofing insulation
- Grant condensing boiler serviced December 2023
- Double glazed windows
- Chain free
- Rates: £483.30 approx. (Land and property services)

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