



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

15 Atherton Square

Lurgan

BT66 8FJ

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented spacious three bedroom semi detached home within a sought after development

Offers in Region of: £169,500

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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Number 15 Atherton Square really needs to be seen to fully appreciate just how fantastic the finishing touches are right throughout the home. This spacious semi detached property offers a bright dual aspect living room, stunning open plan kitchen dining with integrated appliances, utility and downstairs WC on ground floor. Upstairs there are three well proportioned bedrooms master having en-suite, and modern family bathroom. The fully enclosed garden has a paved patio area for entertaining, and a tarmac driveway to the side provides excellent of street parking. Atherton Square is a sought after development, and is ideally located within walking distance of schools, shops and Lurgan town centre. Early viewing comes highly recommended with this beauty!



- Beautiful three bedroom red brick semi detached
- Kitchen dining with a range of integrated appliances
- Three well appointed bedrooms (master en suite)
- Dual aspect living room
- Utility room & downstairs WC
- Fully enclosed garden with paved patio area
- Dual parking to side of property
- Fuel efficient "B 83" rating, with mains gas heating
- Chain Free
- Walking distance to Lurgan Park, schools and town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with fan light above. Single panel radiator. Tiled flooring.

LIVING ROOM

4.76m x 4.92m (15' 7" x 16' 2") (MAX)

Dual aspect reception room with feature bay window. TV point for wall mounted TV. Tiled flooring. Recessed lighting.

KITCHEN DINER

03.40m x 4.87m (11' 2" x 16' 0")

Dual aspect kitchen diner with excellent range of high and low level kitchen cabinets. Range of appliances include four ring gas hob with stainless steel splashback and extractor canopy above, electric oven, integrated fridge freezer and dishwasher. Stainless steel sink and drainage unit. Gas boiler. Double patio doors to rear garden. Tiled flooring. Recessed lighting. Double panel radiator. TV point for wall mounted TV.

UTILITY ROOM / PANTRY

Space and plumbing for washing machine. Range of shelving units.

GROUND FLOOR WC

Dual flush WC. Wash hand basin with tiled splashback. Tiled flooring. Single panel radiator. Extractor fan.

FIRST FLOOR LANDING

Access to attic and storage closet. Single panel radiator. Power point.

MASTER BEDROOM

4.78m x 3.59m (15' 8" x 11' 9") (MAX)

Spacious side aspect double bedroom with feature wall panelling. Double panel radiator. Telephone point.



ENSUITE

3.11m x 1.22m (10' 2" x 4' 0")

Bright dual aspect ensuite with tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with half pedestal and tiled splashback above. Heated towel rail. Extractor fan. Wood effect vinyl flooring.

BEDROOM TWO

3.11m x 2.50m (10' 2" x 8' 2")

Dual aspect double bedroom. Single panel radiator.

BEDROOM THREE

3.51m x 2.33m (11' 6" x 7' 8")

Side aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.22m x 1.71m (7' 3" x 5' 7")

P shaped bath with mains fed shower and shower screen above. Dual flush WC and wash hand basin with half pedestal. Tiled walls to bath area and splashback to wash hand basin. Heated towel rail. Wood effect vinyl flooring. Extractor fan.

OUTSIDE

SIDE

Area laid in lawn. Paved path.

REAR GARDENS

Fully enclosed rear garden with gated access to front. Garden laid in lawn. Paved patio area and brick pavor boundary. Paved area for garden shed with power supply available. Outside tap and lighting.



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