



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

35 Francis Street

Lurgan

BT66 6DL

Bedroom	3
Reception	1
Bathroom	2



Spacious three bedroom mid terraced property with large garden to the rear

Offers in Region of: £98,000

Opening Times

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

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team
sales@joyceclarke.team
2 West Street, Portadown, BT62 3PD



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35 Francis Street offers a spacious three bedroom home at an affordable price tag which is sure to appeal to first time buyers and investors alike. Ideally located within walking distance of schools, shops and Lurgan town centre it will tick all the boxes for a wide range of potential buyers. The dual aspect living room is surprisingly big, and has an attractive feature fireplace as a focal point. The kitchen was modernised in recent years and comes with electric oven and hob. On the first floor there are three well proportioned bedrooms, one with built in storage. The family bathroom has an electric shower over the bath, and is in addition to the downstairs WC. To the rear is a fabulous garden which is generous in size. As this property is chain free you could move in as swiftly as the paperwork could be finalised so don't delay and get your viewing in the diary!



- Dual aspect living room with feature fireplace
- Three Bedrooms
- Open plan kitchen dining
- Downstairs WC
- Bathroom with electric shower over bath
- Spacious rear garden
- Oil fired central heating
- UPVC framed double glazed windows and doors
- Chain free
- Popular location within walking distance of shops and schools



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

ENTRANCE HALL

UPVC entrance door with fan light above. Single panel radiator.

KITCHEN DINER

2.74m x 3.71m (9' 0" x 12' 2")

Range of high and low level kitchen cabinets. Stainless steel sink and drainage unit. Electric oven and four ring electric hob with stainless steel extractor canopy above. Space for fridge freezer and washing machine. Tiled splashback. TV point. Wood effect vinyl flooring. UPVC door with glazed panel giving access to rear. Double panel radiator.

LIVING ROOM

3.12m x 6.81m (10' 3" x 22' 4") (MAX)

Dual aspect reception room with feature cast iron fireplace. Two double panel radiators. TV point. Wood effect laminate flooring. Built in storage closet.

REAR HALL

GROUND FLOOR WC

1.47m x 1.25m (4' 10" x 4' 1")

Dual flush WC and wash hand basin with pedestal. Single panel radiator. Window. Wood effect vinyl flooring.



FIRST FLOOR LANDING

Access to attic and hot-press. Single panel radiator.

BEDROOM ONE

4.25m x 3.03m (13' 11" x 9' 11")

Front aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

BEDROOM TWO

2.73m x 3.32m (8' 11" x 10' 11") (MAX)

Rear aspect double bedroom. Single panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.11m x 2.7m (6' 11" x 8' 10") (MAX)

Rear aspect bedroom. Built-in storage closet. Single panel radiator.

FAMILY BATHROOM

1.71m x 1.99m (5' 7" x 6' 6")

Bathroom suite comprising of panel bath with electric shower above, dual flush WC and wash hand basin with pedestal. Tiling to selected walls. Tile effect vinyl flooring. Single panel radiator. Extractor fan

OUTSIDE

Outside tap and light. Gate

SEPERATE REAR GARDEN

Gated access from alleyway. Oil tank and burner. Spacious area in grass.



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