



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

18 Pollock Mews

Lurgan

BT66 8NZ

Bedroom	4
Reception	1
Bathroom	2



Spacious four bedroom red brick property within walking distance of schools, shops and Lurgan Park

Offers in Region of: £120,000

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE
TAKING YOU HOME PROUDLY



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18 Pollock Mews is an ideal property for first time buyers or investors alike. It offers four double bedrooms, large dual aspect living room, open plan kitchen dining, family bathroom with separate shower and bath, and downstairs WC. A fully enclosed garden has been paved for low maintenance. This is a super opportunity to acquire a surprisingly spacious home, located within walking distance of schools, shops and Lurgan Park. This sale is chain free.



- Spacious four bedroom property within walking distance of shops, schools and Lurgan Park
- Four double bedrooms
- Generously proportioned dual aspect living room
- Open plan kitchen dining with French doors leading to garden
- Family bathroom with separate shower & bath
- Downstairs WC
- Low maintenance fully enclosed garden laid in paving
- Walking distance to Lurgan Park, schools and town centre
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door. Tiled flooring. Double panel radiators. Storage closet.

LIVING ROOM

3.44m x 2.86m (11' 3" x 9' 5")

Dual aspect reception room with double doors from the hallway. Open fireplace with wood surround, tiled hearth and cast iron back panel. Wood effect laminate flooring. TV and telephone points.

KITCHEN DINER

2.98m x 5.69m (9' 9" x 18' 8")

Range of high and low level kitchen cabinets. Stainless steel sink and drainage unit. Electric oven and four ring electric hob with extractors fan above. Space for fridge freezer, dishwasher and washing machine. Tiled splashback and flooring. Double UPVC patio doors leading to rear. Double panel radiator. TV point for wall mounted TV.

GROUND FLOOR WC

0.88m x 1.88m (2' 11" x 6' 2")

Dual flush WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and splashback. Window providing natural light.

FIRST FLOOR LANDING

Access to attic. Power point.

BEDROOM ONE

3.43m x 2.86m (11' 3" x 9' 5")

Dual aspect double bedroom. Single panel radiator.



BEDROOM TWO

3.44m x 2.72m (11' 3" x 8' 11")

Side aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.97m x 2.86m (9' 9" x 9' 5")

Dual aspect double bedroom. Single panel radiator.

BEDROOM FOUR

2.97m x 2.72m (9' 9" x 8' 11")

Side aspect double bedroom. Single panel radiator.

BATHROOM

Four piece bathroom suite comprising of panel bath, dual flush WC, wash hand basin with pedestal and separate shower quadrant with electric shower and PVC panelling. Wood effect vinyl flooring. Extractor fan. Single panel radiator. Recessed lighting.

OUTSIDE

Front garden laid in lawn. Tarmac off street parking.

REAR

Fully enclosed rear garden with gated access to front. Low maintenance, fully paved garden. Oil tank and burner. Outside tap and lighting.

