

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
22 GREENHILL PARK
LURGAN
BT66 8LT



Three bedroom end terrace
OFFERS AROUND £82,500
Viewing strictly by appointment only



Number 22 is a fantastic opportunity for a first time buyer to get on the ladder or investor to increase their portfolio. This three bedroom end terrace with spacious front and side garden is situated within the quiet residential area of Greenhill Park in Lurgan. Ideally located within walking distance to Lurgan town centre, primary and secondary schools and all local amenities. The property comprises entrance hall, living room with feature fireplace, kitchen/dining area with integrated oven and hob and utility room. Three first floor bedrooms and family bathroom completes the first floor. Spacious enclosed front and side gardens laid in lawn surrounded by hedging and private tiled rear garden. Early viewing via the selling agent is highly recommended.

ACCOMMODATION

ENTRANCE HALL:

7' 3" x 5' 1" (2.21m x 1.55m)

Part glazed uPVC entrance door with ceramic tiled flooring.



LIVING ROOM:

14' 6" x 14' 5" (4.42m x 4.39m) (At furthest points)

Front aspect living room feature fireplace and tiled hearth. Laminate wood flooring, double and single panel radiator and arch through to kitchen/dining area.



KITCHEN/DINING AREA

12' 3" x 10' 0" (3.73m x 3.05m)

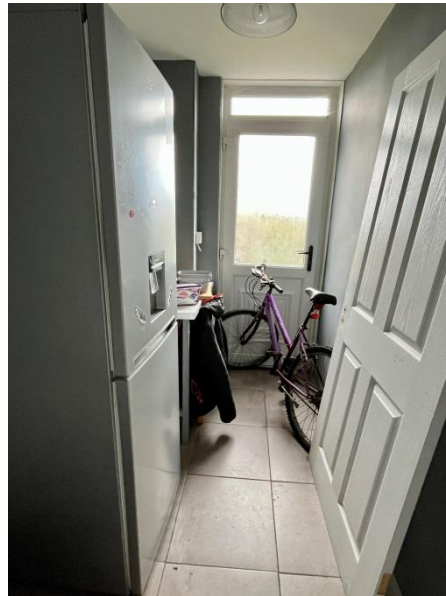
A good range of black high and low level cupboards and drawers with breakfast bar. Stainless steel sink bowl and single drainer. Integrated oven and hob with extractor fan above, plumbed for washing machine. Anthracite vertical radiator, ceramic tile walls and flooring. Access through to utility room.



UTILITY ROOM:

10' 5" x 5' 2" (3.18m x 1.57m)

Utility room with enclosed understairs storage cupboard. Ceramic tile flooring and part glazed PVC door leading to rear of property.



LANDING:

Landing with enclosed hot press, access to roof space and laminate wood flooring.



BEDROOM (1):

12' 7" x 9' 0" (3.84m x 2.74m)

Front aspect double bedroom with built in wardrobe, double panel radiator and laminate wood flooring.



BEDROOM (2):

11' 3" x 10' 0" (3.43m x 3.05m)

Rear aspect double bedroom with built in wardrobe, double panel radiator and laminate wood flooring.



BEDROOM (3):

10' 0" x 8' 7" (At furthest points) (3.05m x 2.62m)

Front aspect single bedroom with built in wardrobe, double panel radiator and laminate wood flooring.



BATHROOM:

6' 5" x 6' 5" (1.96m x 1.96m)

Three piece white suite comprising corner panelled bath with showerhead and shower curtain, pedestal wash hand basin and low flush WC. PVC ceiling panelling, ceramic tile walls and flooring.



OUTSIDE:

Enclosed spacious front and side garden laid in lawn surrounded by hedging and shrubs, metal gate and paved pathway leading to front of property. Rear yard surrounded by timber fencing and brick wall. OFCH boiler in metal casing and water tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9005-5986-0520-4420-7683

SPECIAL FEATURES:

- Three bedroom end terrace home approx. 904 sq. ft. approx.
- Popular residential area
- Ideally located within walking distance to Lurgan town centre, shops, schools and all local amenities
- Living room with feature fireplace
- Kitchen/dining area with integrated oven and hob
- Utility room
- Three well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed spacious front and side garden surrounded by hedging
- Fully enclosed paved rear yard
- Oil fired central heating
- PVC double glazed windows and doors
- EPC rating - D
- Rates: £483.30 per year
- Tenure:Freehold

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