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APEX
PROPERTY AGENCY

FOR SALE
80 RUSSELL DRIVE
LURGAN
BT66 8HG



Three bedroom mid terrace home
OFFERS AROUND £94,950
Viewing strictly by appointment only



Number 80 is an impressive three bedroom mid terrace home, situated in the popular residential area of Russell Drive in Lurgan. This bright and spacious property is within walking distance to Lurgan town centre and close to primary and secondary schools, shops and all other local amenities. Internally this immaculate property comprises hallway, open plan living/dining room with electric stove in feature fireplace, kitchen with integrated appliances and utility room with washing machine, space for tumble dryer and WC. Three well proportioned bedrooms and spacious four piece contemporary family bathroom. Externally the property boasts fully enclosed low maintenance front slate garden surrounded by timber fencing and fully enclosed paved rear garden, benefitting from the sun throughout the day. This fantastic property will appeal to a wide range of purchasers including first time buyers, families and investors and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this remarkable home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed white pvc entrance door leading to hallway. Plaster moulded ceiling coving, double panel radiator, enclosed under stairs storage and laminate wood effect flooring.



LIVING ROOM:

12' 7" x 12' 7" (3.84m x 3.84m)

Bright and spacious front aspect living room with electric stove in feature fireplace. Plaster moulded ceiling coving, double panel radiator, vertical blinds and laminate wood effect flooring. Open plan through to dining room and part glazed door leading to hallway.





DINING ROOM:

12' 6" x 7' 6" (3.81m x 2.29m)

Open plan dining room with feature archway leading through to living room. Plaster moulded ceiling coving, double panel radiator and laminate wood effect flooring.



KITCHEN:

8' 7" x 8' 1" (2.62m x 2.46m)

An excellent range of grey high and low level cupboards and drawers. Stainless steel sink bowl with mixer tap and drainer. Integrated oven and ceramic hob with extractor fan above. Integrated dishwasher and freestanding fridge freezer. Pelmet and under cupboard lighting, part tiled walls, double panel radiator and vinyl flooring. Part glazed white pvc door leading to the rear of the property.



UTILITY ROOM:

7' 5" x 6' 1" (2.26m x 1.85m)

Rear aspect utility room with a good range of high and low level cupboards, stainless steel sink bowl and single drainer with tiled splashback. Washing machine and space for tumble dryer. PVC tongue and groove ceiling, double panel radiator, vinyl flooring and WC.

**LANDING:**

Laminate wooden and carpet flooring leading to landing. Access to roof space.

BEDROOM (1):

13' 7" x 9' 4" (4.14m x 2.84m)

Front aspect double bedroom with laminate wood effect flooring, single panel radiator and vertical blinds.

**BEDROOM (2):**

11' 1" x 10' 8" (3.38m x 3.25m)

Rear aspect double bedroom with laminate wood effect flooring, enclosed storage cupboard housing gas boiler, single panel radiator and vertical blinds.



BEDROOM (3):

9' 4" x 6' 4" (2.84m x 1.93m)

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



BATHROOM:

12' 7" x 7' 6" (3.84m x 2.29m)

Four piece suite comprising panelled bath with centre positioned mixer tap and tiled splashback. Walk-in pvc panelled shower with Triton mains fed shower and glazed side panel. Wash hand basin embedded in vanity unit with tiled splashback and WC. High gloss storage unit, pvc tongue and groove ceiling panelling, extractor fan, vinyl flooring and single panel radiator.



OUTSIDE:

Fully enclosed low maintenance slate front garden and concrete path surrounded by timber gate and fencing. Fully enclosed paved rear garden surrounded by timber fencing. Timber gate leading to side of property. 6' X 4' garden shed, 9' x 3' block shed and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9373-0525-6950-8927-4902

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1108 Sq. Ft
- Open plan living/dining room with electric stove in feature fireplace
- Kitchen with integrated appliances
- Utility room with WC
- Spacious contemporary four piece bathroom suite
- Three well proportioned bedrooms
- Fully enclosed low maintenance front and rear gardens
- Gas heating
- Within walking distance to Lurgan town centre
- Close to primary and secondary schools, shops and all local amenities
- Double glazed windows in white pvc frames
- Rates: £556.00 per year
- Tenure: Freehold
- EPC rating – C

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