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FOR SALE 80 MOURNE ROAD LURGAN BT66 8JB



Three bedroom mid terrace home

OFFERS AROUND £89,950

Viewing strictly by appointment only





Number 80 is a fantastic three bedroom mid terrace home situated in Mourne Road in Lurgan with a tenant in situ. The property is ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room, kitchen, three first floor bedrooms and family bathroom. Externally the property boasts spacious front garden laid in lawn with low maintenance pebbled flowerbed, surrounded by hedging. Fully enclosed low maintenance pebbled rear garden with raised flowerbed surrounded by hedging and timber fencing. This property is a fantastic opportunity for investors to increase their portfolio, with a tenant in situ and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

White pvc entrance door with decorative glazed panel and glazed side panel leading to hallway, single panel radiator and laminate flooring.



LIVING ROOM:

14' 2" x 11' 9" (4.32m x 3.58m)

Front aspect living room with electric fire inset in feature fireplace. Double panel radiator, vertical blinds and carpet flooring.







KITCHEN:

16' 7" x 8' 5" (5.05m x 2.57m)

A good range of high and low level cupboards and drawers, pull out extractor fan, single stainless steel sink bowl and drainer, space for fridge/freezer and washing machine. Part tiled walls and ceramic tile flooring, double panel radiator and vertical blinds. Archway leading through to conservatory. Enclosed storage cupboard 3'8" x 8'6" housing oil fired central heating boiler.





CONSERVATORY:

11' 1" x 7' 9" (3.38m x 2.36m)

Conservatory with perspex roof, double panel radiator, vertical blinds and ceramic tiled flooring. Glazed doors leading to rear garden.





LANDING:

Enclosed shelved hot press, access to roof space and carpet flooring.

BEDROOM (1):

12' 0" x 9' 4" (3.66m x 2.84m)

Front aspect double bedroom with single panel radiator, carpet flooring and vertical blinds.







BEDROOM (2):

11' 4" x 8' 6" (3.45m x 2.59m)

Rear aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.





BEDROOM (3):

11' 0" x 9' 0" (3.35m x 2.74m) (At widest points)

Front aspect single bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.





BATHROOM:

6' 6" x 5' 5" (1.98m x 1.65m)

Three piece white suite comprising panelled bath with Triton electric shower and shower curtain, pedestal wash hand basin and WC. Single panel radiator, extractor fan and vinyl flooring.



OUTSIDE:

Front garden laid in lawn with low maintenance pebbled flowerbed, surrounded by hedging with metal entrance gate. Paved path leading to front and side of property. Fully enclosed low maintenance pebbled rear garden with raised flowerbed surrounded by hedging and timber fencing. Access to side and front of property. Water tap.

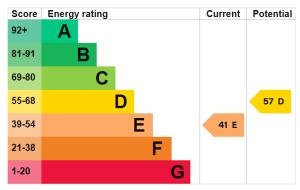












EPC Certificate Number: 0340-2421-4350-2804-1771

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1001 sq. ft.
- Fantastic investment opportunity to increase rental portfolio
- Tenant in situ
- Three well proportioned bedrooms
- Kitchen with a good range of high and low level cupboards and drawers
- Conservatory
- Oil fired central heating
- Fully enclosed spacious front and rear gardens
- Within walking distance to Lurgan town centre
- Close to primary and secondary schools, shops and all local amenities
- Rates: £535.78 per year
- EPC rating E

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