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**APEX**  
PROPERTY AGENCY

**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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		

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

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## **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

**We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.**

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