

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**12 CHARLES BARON COURT**  
**LURGAN**  
**BT66 7FW**



Three bedroom semi detached home  
**OFFERS AROUND £149,950**  
Viewing strictly by appointment only



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Number 12 is a beautifully presented three bedroom semi detached home, situated in a quiet cul de sac in Charles Baron Court, just off the Banbridge Road in Lurgan. This fantastic property recently constructed by Steadland homes is conveniently located within walking distance to Lurgan town centre, close to local primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, spacious living room, downstairs WC and kitchen/dining with integrated appliances. Three well proportioned bedrooms, one with ensuite and modern bathroom complete the first floor. Externally the property boasts fully enclosed rear garden laid in lawn with wooden shed surrounded by timber fencing. Allocated parking and low maintenance pebbled area to the front of the property. This modern home is ready to move into and will appeal to a wide range of viewers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

Black composite entrance door with glazed panels leading to hallway, single panel radiator and ceramic tile flooring. Downstairs WC off.



### LIVING ROOM:

15' 6" x 10' 5" (4.72m x 3.18m)

Front aspect spacious living room with wall mounted gas fire. Venetian blinds, double panel radiator and laminate flooring.



**DOWNSTAIRS WC:**

5' 6" x 3' 0" (1.68m x 0.91m)

Two piece white suite comprising floating wash hand basin with tiled splashback and WC. Vanity unit, single panel radiator, extractor fan and ceramic tile flooring.



**KITCHEN/DINING:**

17' 2" x 13' 0" (5.23m x 3.96m)

Open plan kitchen/dining room with an excellent range of high and low level cupboards and drawers. 1.5 stainless steel sink bowls and drainer, integrated electric oven and gas hob with stainless steel extractor fan above. Integrated fridge/freezer, dishwasher and space for washing machine. Part tiled walls, ceramic tile flooring, recessed downlighting and double panel radiator. Glazed patio doors with perfect fit blinds leading to rear garden.



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**LANDING:**

White spindle staircase leading to landing. Enclosed storage cupboard, single panel radiator and carpet flooring. Access to partly floored roofspace with loft ladder.

**MASTER BEDROOM:**

13' 0" x 10' 5" (3.96m x 3.18m)

Rear aspect double bedroom with ensuite shower room off. Single panel radiator, venetian blinds and carpet flooring.

**ENSUITE SHOWER ROOM:**

7' 9" x 3' 3" (2.36m x 0.99m)

Three piece white suite comprising ceramic tiled shower cubicle with glazed folding panel and mains shower fitment, pedestal wash hand basin and WC. Vanity unit with mirror, chrome towel rail, part tiled walls and ceramic tile flooring. Recessed downlighting, extractor fan and roller blind.

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**BEDROOM (2):**

11' 8" x 8' 1" (3.56m x 2.46m)

Front aspect double bedroom with built in mirror sliderobes providing ample storage, single panel radiator, carpet flooring and venetian blinds.



**BEDROOM (3):**

9' 3" x 6' 6" (2.82m x 1.98m)

Rear aspect single bedroom, single panel radiator, venetian blinds and carpet flooring.



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**BATHROOM:**

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

Three piece white suite comprising P shape panelled bath with swivel glazed panel and mains shower fitment, wash hand basin embedded in vanity unit and WC. Part tiled walls and ceramic tile flooring. Chrome radiator, recessed downlighting, extractor fan and roller blind.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn surrounded by timber fencing. Wooden shed with shelving and wired for light and power. Gate to side of property. Low maintenance pebbled area and allocated parking spaces to front of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2074-3002-4306-0389-3200

### SPECIAL FEATURES:

- Modern three bedroom semi detached home approx. 1154 sq. ft.
- Beautifully presented and modern home, situated in quiet cul de sac
- Bright and spacious front aspect living room
- Downstairs WC
- Spacious kitchen/dining with integrated appliances and glazed double doors leading to rear garden
- Three well proportioned bedrooms, one with ensuite shower room
- Built in mirrored wardrobe providing ample storage
- Modern three piece bathroom suite
- Partly floored roofspace with built in attic ladder
- Fully enclosed rear garden laid in lawn
- Shed with shelving and wired for light and power
- Allocated parking to front of property
- Within walking distance to Lurgan town centre
- Close to primary and secondary schools, shops and all local amenities
- Gas heating
- Chain free
- Rates: £935.08
- EPC rating - C

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