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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**33 HOUSTON PARK**  
**LURGAN**  
**BT66 8JE**



**Three bedroom mid terrace**

**OFFERS AROUND £89,950**

Viewing strictly by appointment only



Number 33 is a delightful three bedroom mid terrace home situated in Houston Park in Lurgan. This 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, utility room, three first floor bedrooms and family bathroom. Externally the property boasts fully enclosed low maintenance pebbled front garden surrounded by wooden fencing and metal gate. Fully enclosed rear garden laid in lawn with decking area surrounded by timber and metal fencing. This property will appeal to a wide range of purchasers including first time buyers and investors and early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

White pvc part glazed entrance door with glazed side panel, single panel radiator and laminate flooring.



### LIVING ROOM:

14' 2" x 12' 0" (4.32m x 3.66m)

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



### KITCHEN:

15' 1" x 8' 6" (4.6m x 2.59m)

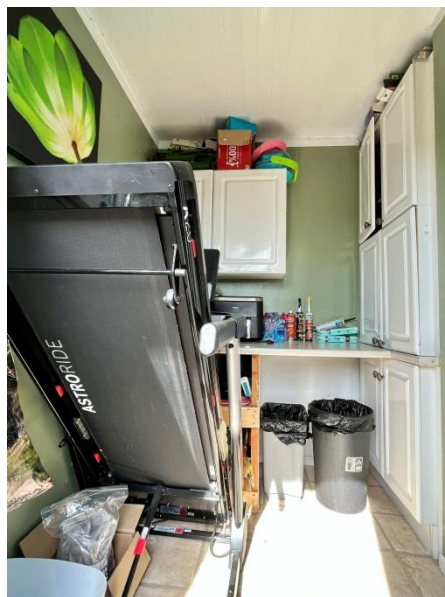
A range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel fan above, fridge/freezer and washing machine. Part tiled walls and ceramic tiled flooring.



**UTILITY ROOM:**

8' 6" x 5' 5" (2.59m x 1.65m)

High and low level cupboards and work bench, ceramic tiled flooring, pvc ceiling panelling and glazed pvc door to rear.



**LANDING:**

Carpet flooring leading to landing. Enclosed shelved hot press, access to roof space.

**BEDROOM (1):**

11' 9" x 11' 4" (3.58m x 3.45m) (At furthest points)

Front aspect double bedroom, double panel radiator, roller blind and laminate flooring.



**BEDROOM (2):**

11' 3" x 8' 6" (3.43m x 2.59m)

Rear aspect double bedroom with built in wardrobe, single panel radiator, roller blind and laminate flooring.



**BEDROOM (3):**

11' 0" x 8' 9" (3.35m x 2.67m)

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



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**BATHROOM:**

6' 6" x 5' 6" (1.98m x 1.68m)

Three piece white suite comprising panelled bath with shower tap fitment, glazed shower panel and electric shower, pedestal wash hand basin and WC. Ceramic tiled walls, single panel radiator and laminate flooring.

**OUTSIDE:**

Fully enclosed low maintenance pebbled front garden surrounded by wooden fencing and metal gate. Paved pathway to front door. Fully enclosed rear garden laid in lawn with decking area surrounded by timber and metal fencing. Two spacious wooden sheds providing ample outdoor storage and paved path.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 1434-8825-7300-0251-7206

#### SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1001 sq. ft.
- Three well proportioned bedrooms
- Gas Heating
- Fully enclosed front and rear gardens
- Fantastic property for a first time buyer or investor
- 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 – C
- Chain free

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.