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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
83 SLOAN STREET
LURGAN
BT66 8NR



Two bedroom semi detached home
OFFERS AROUND £69,950
Viewing strictly by appointment only

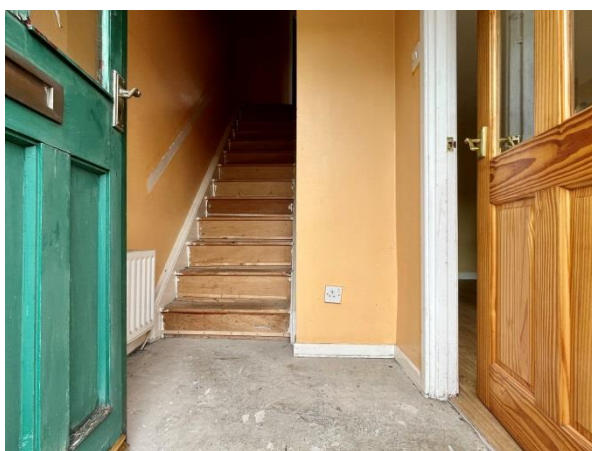


Number 83 is a fantastic opportunity to acquire a two bedroom semi detached home situated in Sloan Street, Lurgan. Brimming with potential, this property requires some renovation and modernization and offers a vast opportunity for those looking a project, to create your perfect home or increase your rental portfolio. The property is conveniently located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, spacious living room and kitchen/dining area. Two well proportioned bedrooms and family bathroom complete the first floor. Externally the property boasts fully enclosed rear garden laid in lawn with paved patio area surrounded by timber fencing. Front garden laid in lawn with spacious brick driveway providing ample off street parking. This super property will appeal to a wide range of viewers and high interest is expected, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Wooden entrance door with glazed panel leading to entrance hall, double panel radiator.



LIVING ROOM:

14' 5" x 11' 6" (4.39m x 3.51m)

Front aspect living room with electric fire inset in feature fireplace, enclosed storage cupboard, double panel radiator and laminate flooring.





KITCHEN/DINING AREA:

14' 9" x 9' 7" (4.5m x 2.92m)

A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated hob and pull out extractor fan. Plumbed for washing machine, double panel radiator, part tiled walls and ceramic tile flooring. Space for dining table and chairs.



LANDING:

Access to roofspace.

BEDROOM (1):

14' 4" x 11' 7" (4.37m x 3.53m)

Front aspect double bedroom with built in wardrobe, single panel radiator and laminate flooring.

**BEDROOM (2):**

9' 9" x 7' 1" (2.97m x 2.16m)

Rear aspect single bedroom, single panel radiator and laminate flooring.

**BATHROOM:**

7' 4" x 6' 9" (2.24m x 2.06m)

Three piece white suite comprising panelled bath with crosshead bath shower mixer tap, pedestal wash hand basin and wc. Enclosed shelved hot press, double panel radiator, vertical blinds and vinyl flooring.



OUTSIDE:

Fully enclosed rear garden laid in lawn with paved patio surrounded by timber fencing and water tap. Gate access to front of property. Front garden laid in lawn and decorative brick driveway providing ample off street parking. Pebble bedding area and tile path.



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

EPC Certificate Number: 9384-3039-7206-1354-1200

SPECIAL FEATURES:

- Two bedroom semi detached home approx. 861 sq. ft.
- Requires some renovation and modernization
- Brimming with potential to create a family home or increase rental portfolio
- Spacious front aspect living room
- Kitchen/Dining area
- Two well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed rear garden laid in lawn
- Oil fired central heating
- Popular residential area
- Within walking distance to Lurgan town centre
- Close proximity to schools, shops and all local amenities
- Chain free
- EPC: D
- Rates: £707.63

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.