

028 3834 8457

[www.apexpropertyagency.com](http://www.apexpropertyagency.com)

[mail@apexpropertyagency.com](mailto:mail@apexpropertyagency.com)

158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**31 ATHERTON SQUARE**  
**LURGAN**  
**BT66 8FJ**



Three bedroom detached home  
**OFFERS AROUND £157,500**  
Viewing strictly by appointment only



Number 31 is a bright and spacious three bed detached home situated in a quiet cul de sac, in the popular residential development of Atherton Square in Lurgan. The property is ideally located within walking distance of Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, downstairs WC and open plan kitchen/dining/living area. Three first floor bedrooms including master bedroom with ensuite shower room and family bathroom completes the first floor. Fully enclosed rear garden laid in lawn surrounded by timber fencing. Front garden laid in lawn with pebble bedding area and tarmac driveway providing ample off street parking. This fantastic property will appeal to a wide range of purchasers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### HALLWAY:

Black composite front door leading to hallway, single panel radiator and ceramic tile flooring. Downstairs wc off.



### DOWNSTAIRS WC:

7' 9" x 3' 0" (2.36m x 0.91m)

Two piece white suite comprising floating wash hand basin with tiled splashback and wc. Single panel radiator, extractor fan and ceramic tile flooring.



### KITCHEN/DINING/LIVING AREA:

30' 2" x 15' 6" (9.19m x 4.72m)

Open plan kitchen/dining/living area with an excellent range of high and low level cupboards and drawers. Stainless steel sink bowl and drainer, integrated fridge/freezer and dishwasher, Nordmende cooker and gas stainless steel hob with stainless steel splashback and extractor fan above. Plumbed for washing machine and space for tumble dryer. Ceramic tile flooring, recessed downlighting and venetian blinds. Bright and spacious rear

aspect open plan dining/living area with double uPVC doors with side glazed panels leading to rear of property. Two double panel radiators, enclosed storage cupboard 6' 8" x 3' 3" housing gas boiler, ceramic tile and carpet flooring and recessed downlighting.





**LANDING:**

White spindle staircase leading to landing. Enclosed storage cupboard, single panel radiator, access to roofspace and carpet flooring.



**MASTER BEDROOM:**

11' 6" x 11' 1" (3.51m x 3.38m)

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



**ENSUITE SHOWER ROOM:**

9' 3" x 3' 6" (2.82m x 1.07m)

Three piece white suite comprising tiled shower cubicle with mains shower fitment and sliding glazed panel, floating wash hand basin with tiled splashback and wc. Chrome towel radiator, extractor fan and vinyl flooring.



**BEDROOM (2):**

11' 4" x 8' 3" (3.45m x 2.51m)

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



**BEDROOM (3):**

8' 0" x 7' 0" (2.44m x 2.13m)

Front aspect single bedroom with built in wardrobe 3' 3" x 3' 0", single panel radiator and carpet flooring.





**BATHROOM:**

8' 2" x 6' 4" (2.49m x 1.93m)

Three piece white suite comprising p shape bath with mains shower fitment and swivel glazed panel, floating wash hand basin with tiled splashback and wc. Part tiled walls, chrome towel radiator, extractor fan and vinyl flooring.



**OUTSIDE:**

Front garden laid in lawn with paved path and pebbled bedding area, tarmac driveway providing ample parking for multiple vehicles. Water tap to side of property. Fully enclosed rear garden laid in lawn surrounded by timber fencing. Paved path and access gate to side of property.



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

EPC Certificate Number: 0279-3054-0382-7900-5214

**SPECIAL FEATURES:**

- Modern three bed detached home approx. 1062 sq. ft. approx.
- Open plan kitchen with integrated appliances
- Bright and spacious living area with double uPVC doors leading to rear of property
- Downstairs wc
- Master bedroom with ensuite shower room
- Three piece family bathroom
- Fully enclosed rear garden
- Gas heating
- Popular residential location
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Within walking distance to Lurgan town centre
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- EPC - B rating
- Rates: £960.36 per year

**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.**