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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

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



Three bedroom semi detached home  
**OFFERS AROUND £159,950**  
Viewing strictly by appointment only

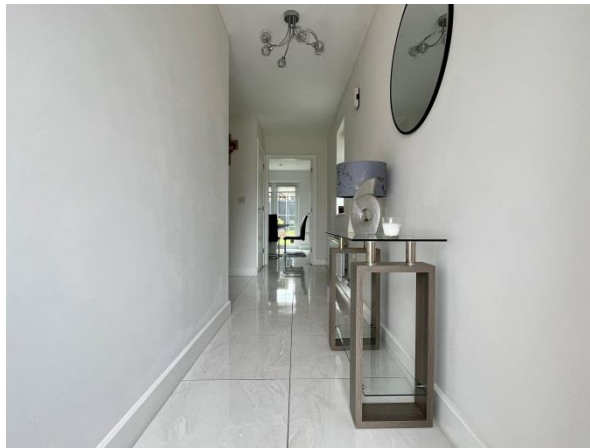


Number 51 is a bright and spacious three bed semi detached home situated in a quiet cul de sac, in the popular residential development of Atherton Square in Lurgan. The property is ideally located within walking distance of Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room with wall mounted electric fire, kitchen/dining area with integrated appliances, utility room and downstairs wc. Three well proportioned bedrooms including master bedroom with ensuite shower room and family bathroom completes the first floor. Fully enclosed rear garden laid in lawn with decking area and paved path surrounded by timber fencing. Laid in lawn and spacious tarmac driveway providing ample off street parking to front of property. This stunning 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 entrance door with window above leading to hallway, single panel radiator, roller blind and ceramic tile flooring. Downstairs wc off.



### LIVING ROOM:

15' 6" x 12' 0" (4.72m x 3.66m)

Front aspect bright and spacious living room with wall mounted electric fire, double panel radiator, roller blind, recessed downlighting and carpet flooring.



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**KITCHEN/DINING AREA:**

16' 0" x 11' 2" (4.88m x 3.4m)

An excellent range of high and low level cupboards and drawers, 1.5 Franke ceramic sink and drainer, integrated fridge/freezer, dishwasher, oven and gas hob with glass splashback and stainless steel extractor fan above. Double panel radiator, roller blind, ceramic tile flooring and recessed downlighting. Space for dining table and chairs. Utility off. Glazed patio doors to rear of property.

**UTILITY ROOM:**

6' 7" x 3' 4" (2.01m x 1.02m)

Utility room plumbed for washing machine and space for tumble dryer.

**DOWNSTAIRS WC:**

4' 9" x 3' 4" (1.45m x 1.02m)

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

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**LANDING:**

Enclosed shelved storage cupboard, carpet on stairs and landing. Single panel radiator and access to roofspace.



**MASTER BEDROOM:**

12' 9" x 11' 8" (3.89m x 3.56m)

Front aspect double bedroom with fitted sliderobes, double panel radiator, roller blind and carpet flooring.



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**ENSUITE SHOWER ROOM:**

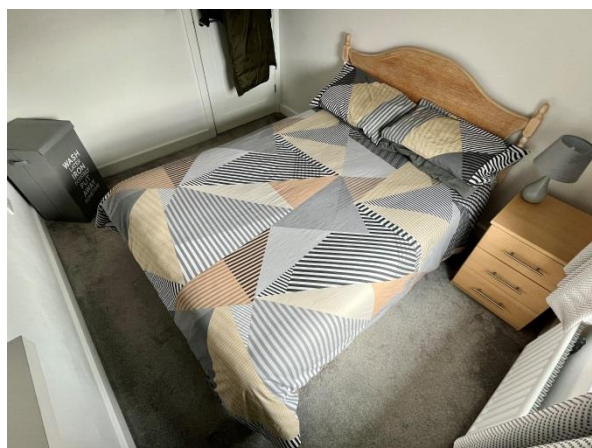
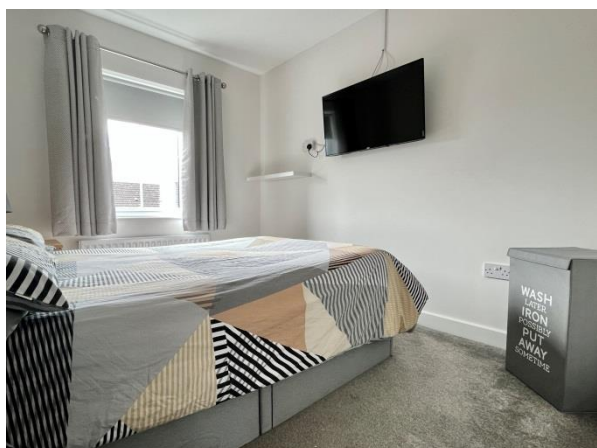
10' 2" x 4' 0" (3.1m x 1.22m)

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

**BEDROOM (2):**

10' 2" x 8' 2" (3.1m x 2.49m)

Rear aspect double bedroom, single panel radiator, roller blind and carpet flooring.

**BEDROOM (3):**

11' 4" x 4' 9" (3.45m x 1.45m)

Rear aspect single bedroom, single panel radiator, roller blind and carpet flooring.

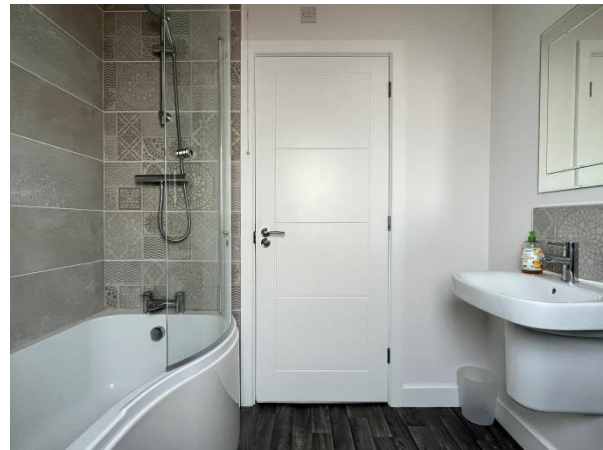
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**BATHROOM:**

7' 3" x 5' 6" (2.21m x 1.68m)

Three piece white suite comprising panelled p shape bath with mains shower fitment and glazed swivel panel, floating wash hand basin with tile splashback and wc. Chrome towel rail, part tiled walls, extractor fan, roller blind and vinyl flooring.



**OUTSIDE:**

Front garden laid in lawn with tile path and tarmac driveway, providing ample off street parking for multiple vehicles, timber access gate to rear of property. Fully enclosed rear garden laid in lawn with decking area, surrounded by timber fencing. Paved path and water tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9171-3905-0500-9421-9895

**SPECIAL FEATURES:**

- Modern three bedroom semi detached home approx. 1262 sq. ft.
- Front aspect bright and spacious living room with wall mounted electric fire
- Kitchen/ Dining area with integrated appliances
- Utility room
- Downstairs wc
- Master bedroom with ensuite shower room
- Modern family bathroom
- Fully enclosed rear garden
- Gas heating
- Popular residential 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: £1,010.79 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.