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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
112 UNION STREET
LURGAN
BT66 8ED



Two bedroom mid terrace

OFFERS OVER £75,000

Viewing strictly by appointment only

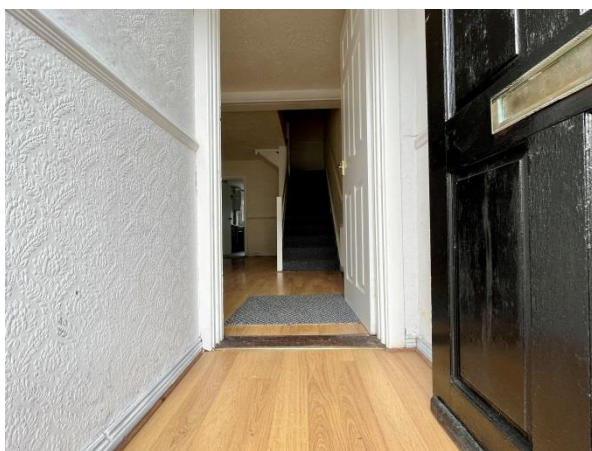


Number 112 is a delightful two bedroom mid terrace home situated in Union Street in Lurgan. The property is ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, bright and spacious living room, kitchen/dining area with integrated oven and hob, two well proportioned first floor bedrooms and family bathroom. Externally the property boasts rear yard with patio area. This property is a fantastic opportunity for investors to increase their portfolio or for first time buyers and 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 leading to entrance hall with laminate flooring.



LIVING ROOM:

23' 1" x 12' 7" (7.04m x 3.84m)

Bright and spacious front aspect living room with open fire in feature brick fireplace, understairs storage, two double panel radiators, vertical blinds and laminate flooring.





KITCHEN/DINING AREA:

14' 3" x 10' 0" (4.34m x 3.05m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with glass splashback and stainless steel extractor fan above. Space for washing machine, part tiled walls, double panel radiator and vinyl flooring. Part glazed door to rear of property.



LANDING:

Single panel radiator and carpet flooring.

BEDROOM (1):

12' 7" x 12' 0" (3.84m x 3.66m)

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



BEDROOM (2):

14' 6" x 10' 1" (4.42m x 3.07m)

Rear aspect double bedroom, double panel radiator and carpet flooring.



BATHROOM:

7' 0" x 5' 7" (2.13m x 1.7m)

Three piece suite comprising panel bath with electric shower above, pedestal wash hand basin and wc. Pine wall and ceiling panelling, single panel radiator and vinyl flooring. Enclosed storage cupboard with roofspace access.





OUTSIDE:

Fully enclosed rear yard with paved patio area surrounded by wall and timber fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 7534-4523-9300-0922-9206

SPECIAL FEATURES:

- Two bed mid terrace home approx. 1076 sq. ft.
- Front aspect bright and spacious living room with feature fireplace
- Kitchen/dining area with integrated appliances
- Two well proportioned bedrooms
- Fully enclosed rear yard with patio area
- 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 - C rating
- Rates: £535.78 per year

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