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APEX
PROPERTY AGENCY

FOR SALE
1 KNOCKNASHANE MEADOWS
LURGAN
BT66 7GA



Three bedroom detached home
OFFERS OVER £174,950
Viewing strictly by appointment only



Set on a spacious corner site, 1 Knocknashane Meadows is a stunning detached home, situated in an excellent location, off Bowens lane in Lurgan. This superb bright and spacious property with modern interior is ready to move into, located close to schools, shops and all local amenities. This impressive family home comprises hallway, front aspect living room with open fire, spacious kitchen/dining with integrated oven and hob. Three well proportioned bedrooms and modern family bathroom complete the first floor. Externally the property boasts low maintenance private pebbled rear garden surrounded by timber fencing. Front garden laid in lawn with spacious tarmac driveway providing ample off street parking. This fantastic detached home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with decorative glazed panel and glazed side panels, understairs storage cupboard, single panel radiator and wood flooring.



LIVING ROOM:

14' 5" x 12' 2" (4.39m x 3.71m)

Front aspect living room with open fire in feature fireplace, double panel radiator, vertical blinds and wood flooring.





KITCHEN/DINING:

19' 3" x 13' 6" (5.87m x 4.11m)

Open plan kitchen/dining with an excellent range of high and low cupboards and drawers, stainless steel sink and drainer, integrated Zanussi oven and hob, space for fridge/freezer, washing machine and tumble dryer. Double panel radiator, part tiled walls, vertical blinds and wood flooring. French doors leading to rear of property.





LANDING:

White spindle staircase leading to landing, enclosed storage cupboard with single panel radiator, vertical blinds and carpet flooring. Roofspace access.



BEDROOM (1):

14' 5" x 9' 8" (4.39m x 2.95m)

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



BEDROOM (2):

13' 7" x 11' 9" (4.14m x 3.58m) (at furthest points)

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



BEDROOM (3):

10' 7" x 9' 2" (3.23m x 2.79m) (at furthest points)

Front aspect single bedroom with built in storage cupboard, single panel radiator, vertical blinds and laminate flooring.



BATHROOM:

10' 0" x 7' 0" (3.05m x 2.13m)

Four piece white suite comprising panelled bath with traditional shower head fitment, pvc panelled shower with mains shower fitment and glazed swivel door, wash hand basin embedded in vanity unit with wall mounted mirror above and wc. Part tiled walls, single panel radiator, extractor fan, vertical blinds and ceramic tile flooring.



OUTSIDE:

Low maintenance pebble rear garden with paved path surrounded by timber fencing, water tap and outdoor plugs. Tarmac driveway providing ample off street parking. Shed to side of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 7534-1828-2400-0023-0202

SPECIAL FEATURES:

- Beautiful bright and spacious modern detached home approx. 1270 ft.
- Spacious corner site
- Situated off Bowens Lane, close to schools, shops and all local amenities
- Spacious tarmac driveway providing ample off street parking
- Front aspect living room with open fire in feature fireplace
- Spacious kitchen/dining area with integrated oven and hob
- Three well proportioned first floor bedrooms
- Modern four piece bathroom suite
- Low maintenance private pebbled rear garden
- Front garden laid in lawn
- Gas heating
- Rates: £ 1,111.99 per year
- EPC Rating - C

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