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APEX
PROPERTY AGENCY

FOR SALE
34 GREENHILL PARK
LURGAN
BT66 8LT



Three bedroom mid terrace
OFFERS AROUND £79,950
Viewing strictly by appointment only



Number 34 is a fantastic opportunity for a first time buyer to get on the ladder or investor to increase their portfolio. This three bedroom mid terrace is situated within the quiet residential area of Greenhill Park in Lurgan and is ideally located within walking distance to Lurgan town centre, primary and secondary schools and all local amenities. The property comprises entrance porch, living room with glass front fire in feature fireplace, kitchen/dining area and utility room. Three well proportioned bedrooms and family bathroom completes the first floor. Fully enclosed paved rear garden surrounded by timber fencing and low maintenance pebbled area to front of property. Early viewing via the selling agent is highly recommended. Interior pictures to follow.

ACCOMMODATION

ENTRANCE PORCH:

8' 8" x 6' 1" (2.64m x 1.85m)

Part glazed entrance door leading to porch, single panel radiator, pvc ceiling, vertical and roller blinds and laminate flooring.

LIVING ROOM:

14' 6" x 14' 6" (4.42m x 4.42m)

Rear aspect living room with glass front fire in feature fireplace, two double panel radiators, vertical blinds and carpet flooring.

KITCHEN:

18' 0" x 11' 5" (5.49m x 3.48m) (at furthest points)

An excellent range of high and low level cupboards and drawers and stainless steel sink and drainer. Space for cooker, washing machine, dishwasher and fridge/freezer. Enclosed storage cupboard, double panel radiator, vertical blinds, part tiled walls and carpet tile flooring. Part glazed pvc door leading to rear of property.

UTILITY ROOM:

5' 5" x 4' 5" (1.65m x 1.35m)

Space for tumble dryer, light and power, vertical blinds and pvc ceiling.

LANDING:

Access to roofspace, enclosed shelved hot press, vertical blinds and carpet flooring.

BEDROOM (1):

10' 9" x 9' 9" (3.28m x 2.97m)

Rear aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.

BEDROOM (2):

11' 3" x 8' 9" (3.43m x 2.67m)

Rear aspect double bedroom with built in wardrobe, double panel radiator and carpet flooring.

BEDROOM (3):

9' 7" x 8' 8" (2.92m x 2.64m) (at furthest points)

Front aspect single bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.

BATHROOM:

6' 6" x 6' 4" (1.98m x 1.93m)

Three piece white suite comprising corner shower cubicle with mains shower fitment and sliding glazed panel, wash hand basin embedded in vanity unit and wc. Double panel radiator, vertical blinds and tiled walls and flooring.

OUTSIDE:

Fully enclosed paved rear garden with concrete path surrounded by timber fencing, shed and water tap. Gate leading to right of way access. Spacious green area behind property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2020-5361-7140-9507-7801

SPECIAL FEATURES:

- Three bedroom end terrace home approx.1108 sq. ft. approx.
- Popular residential area
- Ideally located within walking distance to Lurgan town centre, shops, schools and all local amenities
- Living room with glass front fire in feature fireplace
- Kitchen/dining area
- Utility room
- Three well proportioned bedrooms
- Three piece family bathroom
- Fully enclosed paved rear yard
- Oil fired central heating
- PVC double glazed windows and doors
- EPC rating -
- Rates: £545.89 per year
- Tenure: Freehold

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