



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

25 Kiln Avenue

Lurgan

BT66 6FA

Bedroom	3
Reception	1
Bathroom	3



Beautiful semi detached home with feature stonework to the front, and fields to the rear

Offers in Region of: £195,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD



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We are delighted to present this three bedroom semi detached property to the sales market. Kiln Avenue is one of the most sought after residential areas in Lurgan, benefiting from its convenient location within easy reach of the M1 in addition to schools and shops. Number 25 is an immaculately presented home offering bright and spacious internal accommodation comprising of a dual aspect living room with multi fuel stove, beautiful kitchen with an excellent range of high and low level storage units and utility room, ground floor WC. To the first floor there are three generous sized bedrooms, master with en-suite and a modern family bathroom. This home benefits from a generous site, with parking for multiple cars on the tarmac driveway. The fully enclosed garden to the rear is also a great size, and offers a paved patio and fantastic views of the countryside.

Early viewing is highly recommended.



- Attractive semi detached home with feature stonework to exterior
- Three bedrooms (master en suite)
- Dual aspect living room with multi fuel stove
- Stunning fitted kitchen with an array of storage units and integrated appliances
- Utility room and downstairs WC
- Family bathroom with moulded bath
- Tarmac driveway and detached garage
- Fuel efficient gas heating
- Fully enclosed garden laid in law with fields to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Composite entrance door with glazed panel above. Leading to hallway. Tiled floor. Double panel radiator. Under stair storage closet. Alarm panel.

LIVING ROOM

3.60m x 5.00m (11' 10" x 16' 5")

Dual aspect. Multi fuel stove with ornate stonework to chamber. Tiled hearth and beam mantle over. Double panel radiator. Laminate flooring. TV point.

OPEN PLAN KITCHEN DINING

3.79m x 3.94m (12' 5" x 12' 11")

Excellent range of high and low level storage units to include integrated ZANUSSI oven and four ring gas hob, fridge freezer and dishwasher. 1 1/2 bowl stainless steel sink and drainer with mixer tap. Recessed lighting. Tiled floor and splashback.

UTILTY ROOM

1.71m x 2.00m (5' 7" x 6' 7")

High and low level storage units. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Tiled floor and splashback. Single panel radiator. Part glazed UPVC door to back.

WC

0.92m x 2.13m (3' 0" x 7' 0")

Dual flush WC. Floating corner sink with mixer tap. Single panel radiator. Tiled floor. Extractor and splashback.

LANDING

Access to roofspace. Hotpress. Single panel radiator.



MASTER BEDROOM

3.98m x 3.42m (13' 1" x 11' 3")

Front aspect double bedroom. Built in made to measure robes. Laminate flooring.

EN SUITE

1.18m x 2.94m (3' 10" x 9' 8")

Walk in shower enclosure with waterfall shower head. Floating sink with mixer tap. Dual flush WC. Heated towel radiator. Tiled floor. Part tiled walls. Window. Extractor.

BEDROOM TWO

3.65m x 3.46m (12' 0" x 11' 4")

Rear aspect double bedroom. Single panel radiator.

BEDROOM THREE

2.26m x 2.45m (7' 5" x 8' 0")

Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.02m x 2.43m (6' 8" x 8' 0")

Moulded bath with mixer tap and shower head attachment. Floating sink with vanity and mixer tap. Dual flush WC. Tiled floor. Part tiled walls. Window. Extractor.

GARAGE

3.08m x 5.40m (10' 1" x 17' 9")

Roller door. Pedestrian Door and side window. Power and light.

OUTSIDE

Tarmac driveway. Fully enclosed garden laid in lawn. Paved patio. Outside tap. Access gate to driveway. Fields to rear.

