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APEX
PROPERTY AGENCY

FOR SALE
252 THE HOLLOWES
LURGAN
BT66 7WW



Three bedroom semi detached home

PRICE £174,950

Viewing strictly by appointment only



From the moment you step into number 252 you will be impressed by its beautiful and stylish decor and contemporary design throughout. This exquisite three bedroom semi detached home is situated in the highly popular Hollows development, off the Gilford Road in Lurgan, ideally located close to schools, all local amenities, within walking distance to Lurgan town centre and easy reach of transport links. Recently constructed by Hilmark homes, this striking property provides bright and spacious accommodation throughout comprising hallway with ground floor wc, front aspect living room with multi fuel stove and open plan kitchen dining with an extensive range of modern grey high and low level units with integrated appliances and double patio doors to the rear. Three well appointed bedrooms, one with ensuite shower room and family bathroom complete the first floor. Externally the property boasts fully enclosed rear garden laid in lawn with paved patio area, surrounded by timber fencing. Spacious tarmac driveway providing ample of street parking for numerous vehicles. This immaculate home is ready to move into and we anticipate a high interest, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this stunning home has to offer.

ACCOMMODATION

HALLWAY:

Composite front door leading to hallway with understairs storage, single panel radiator and tile flooring. Ground floor wc off.



LIVING ROOM:

15' 9" x 11' 1" (4.8m x 3.38m) (at furthest points)

Front aspect bright and spacious living room with multi fuel stove, double panel radiator, venetian blinds and carpet flooring.





GROUND FLOOR WC:

5' 5" x 3' 0" (1.65m x 0.91m)

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



KITCHEN/DINING AREA:

18' 0" x 15' 2" (5.49m x 4.62m)

An extensive range of modern grey high and low cupboards and drawers, 1.5 cuple sink bowls and drainer, integrated electric oven and gas hob with stainless steel extractor fan above, integrated fridge/freezer, dishwasher and washing machine. Part tiled walls, double panel radiator, venetian blinds, recessed downlighting and tile flooring. Space for table and chairs and french doors to rear.





LANDING:

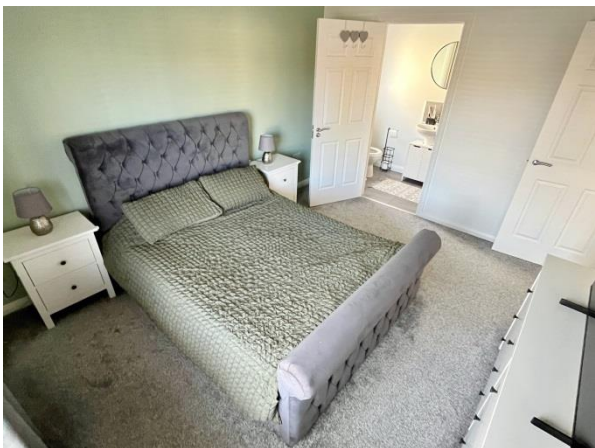
White spindle staircase leading to landing, enclosed storage cupboard and carpet flooring. Access to roofspace.



MASTER BEDROOM:

13' 1" x 11' 1" (3.99m x 3.38m)

Rear aspect double bedroom, venetian blinds and carpet flooring. Ensuite shower room off.



ENSUITE SHOWER ROOM:

8' 8" x 4' 0" (2.64m x 1.22m)

Three piece white suite comprising tiled shower cubicle with mains shower fitment and sliding glazed panel, pedestal wash hand basin with tile splashback and wc. Single panel radiator, extractor fan, tiled flooring and recessed downlighting.

**BEDROOM (2):**

13' 7" x 10' 3" (4.14m x 3.12m) (at furthest points)

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

**BEDROOM (3):**

9' 2" x 7' 3" (2.79m x 2.21m)

Front aspect single bedroom, single panel radiator, venetian blinds and carpet flooring.



BATHROOM:

9' 1" x 6' 5" (2.77m x 1.96m)

Three piece white suite comprising panel bath with mains shower fitment and glazed swivel panel, floating pedestal wash hand basin with tile splashback and wc. Enclosed storage cupboard, part tiled walls, single panel radiator, extractor fan, recessed downlighting and tiled flooring.



OUTSIDE:

Fully enclosed rear garden laid in lawn with paved patio area surrounded by timber fencing. Access gate to front of property. Block paving path and bedding area to front of property. Spacious tarmac driveway providing ample parking for numerous vehicles. Water tap.





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		

EPC Certificate Number: 5300-6813-0732-2021-3423

SPECIAL FEATURES:

- Exquisite three bedroom semi detached home approx. 1322 sq. ft.
- Front living room with multi fuel stove
- Open plan kitchen/dining with modern grey units and integrated appliances
- Ground floor wc
- Three well appointed bedrooms
- Modern family bathroom
- Master bedroom with ensuite shower room
- Fully enclosed rear garden laid in lawn with patio area
- Spacious tarmac driveway providing ample off street parking
- Immaculate and contemporary design throughout
- Situated in the highly popular Hollows development, off Gilford Road in Lurgan
- Recently constructed by Hilmark Homes
- Ideally located close to schools and all local amenities
- Easy reach of transport links
- Rates: £1010.90
- Service fee: £105 per year
- EPC: B

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