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158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**19 WESTFIELD GARDENS**  
**LURGAN**  
**BT66 8EL**



**Three bedroom semi detached home**  
**OFFERS AROUND £159,950**  
Viewing strictly by appointment only

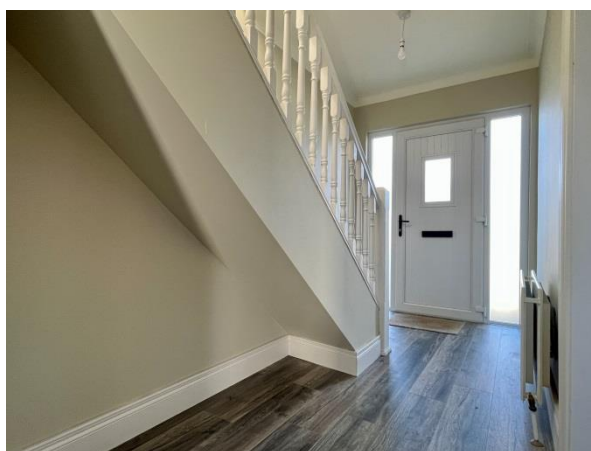
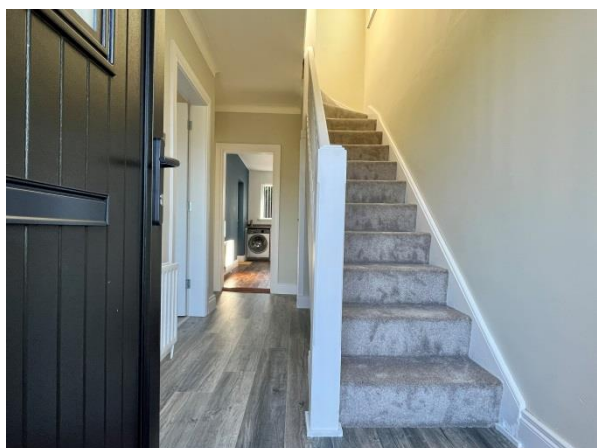


Number 19 is an exquisite three bedroom semi detached home situated in Westfield Gardens, off Tandragee Road in Lurgan. From the moment you step into this stunning property, you will be impressed with the turnkey and stylish finish throughout. Recently modernised and refurbished to an impressive standard, with a full damp proof course installed and replastered fully throughout the property. Double glazed PVC windows and doors including french doors at rear of property and fascia and soffit fitted. Kitchen and bathroom and modern flooring and blinds installed throughout. New internal doors, architraves and skirting fitted and internal walls/woodwork painted throughout in neutral Farrow and Ball palette. Internally the property comprises hallway, front aspect living room with open fire in feature fireplace, second reception room with french doors leading to rear of property and brand new modern kitchen with integrated appliances. Three well appointed bedrooms and brand new bathroom suite complete the first floor. Externally the property boasts private spacious rear garden laid in lawn with shrubs and bedding areas surrounded by hedging and timber fencing. Front garden laid in lawn with spacious tarmac driveway with widened entry providing ample off street parking for numerous cars and single garage. This immaculate home is ready to move into and we anticipate high interest in this spectacular property and therefore early viewing via the selling agent is recommended in order to fully appreciate what this stunning property has to offer.

## ACCOMMODATION

### HALLWAY:

Black entrance door with decorative house number in frosted glazed panel and frosted glazed side panels.



### LIVING ROOM:

12' 9" x 12' 4" (3.89m x 3.76m)

Front aspect living room with open fire, double panel radiator, vertical blinds, cornicing and grey laminate flooring.



**SECOND RECEPTION ROOM:**

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

Rear aspect reception room with open fire in feature fireplace, single panel radiator and grey laminate flooring. French doors leading to rear of property.





**KITCHEN:**

15' 4" x 7' 2" (4.67m x 2.18m)

A range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Space for fridge/freezer and washing machine, double panel radiator and vertical blinds. Part glazed pvc patio door to rear of property.



**LANDING:**

White spindle staircase leading to landing. Carpet flooring.



**BEDROOM (1):**

12' 9" x 10' 8" (3.89m x 3.25m)

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



**BEDROOM (2):**

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

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



**BEDROOM (3):**

7' 7" x 6' 3" (2.31m x 1.91m)

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

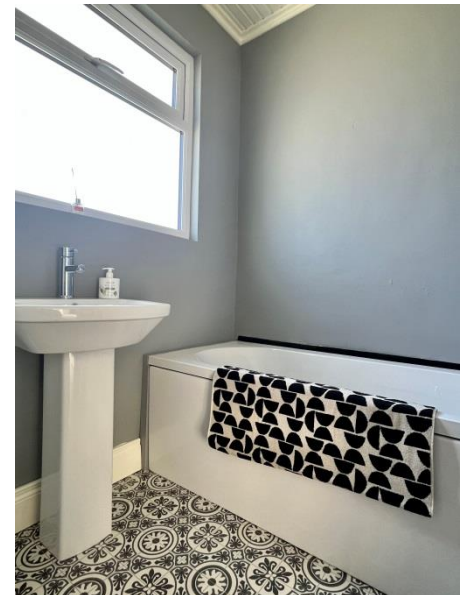




**BATHROOM:**

7' 3" x 7' 3" (2.21m x 2.21m) (Longest and widest points)

Three piece white suite comprising panelled bath with electric shower and swivel glazed panel, pedestal wash hand basin and wc. Enclosed hot press, chrome towel radiator and vinyl flooring. Roof space access. Electric shower, bath panel and tiling will be fitted and completed before house sale.



**OUTSIDE:**

Front garden laid in lawn surrounded by hedging and spacious tarmac driveway providing ample off street parking. Fully enclosed rear garden laid in lawn surrounded by hedging, mature trees and shrubs. Paved patio area, outdoor tap and access gate to side of property.





**GARAGE:**

16' 3" x 9' 4" (4.95m x 2.84m)

Single garage with up and over door housing oil fired central heating boiler with light and power.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

EPC Certificate Number: 1634-5421-0200-0262-2292

### SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1055 sq. ft.
- Turnkey and stylish finish
- Recently modernised and refurbished to an impressive standard throughout
- Full damp proof course
- Replastered fully throughout
- New double glazed pvc windows and doors
- New french doors fitted in second reception room
- New pvc soffit and fascia
- New fitted kitchen with integrated oven and hob
- New family bathroom suite
- Modern flooring and blinds throughout
- New internal doors, architraves and skirting fitted
- Painted throughout in neutral Farrow and ball palette
- Three well appointed bedrooms
- Two bright and spacious living rooms
- Fully enclosed private rear garden
- Spacious tarmac driveway providing ample off street parking
- Single garage
- Close to schools, shops and local amenities
- Within easy access of transport links
- Rates: £758.18
- EPC - E

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.