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APEX
PROPERTY AGENCY

FOR SALE
29 MOURNE ROAD
LURGAN
BT66 8JA



Three bedroom end terrace

OFFERS AROUND £94,950

Viewing strictly by appointment only



Number 29 is a fantastic three bedroom end terrace home situated in Mourne Road, Lurgan. The property is ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room, kitchen/dining area with integrated oven and hob, three well appointed first floor bedrooms and family bathroom. Externally the property boasts spacious low maintenance pebbled front garden with paved path and gate to front of property. Spacious tarmac driveway providing ample off street parking and carport. Rear garden laid in lawn and paved patio area surrounded by timber fencing. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Wooden front entrance door with glazed side panel, single panel radiator and carpet flooring.



LIVING ROOM:

14' 2" x 12' 0" (4.32m x 3.66m)

Front aspect living room with double panel radiator, vertical blinds and carpet flooring.





KITCHEN/DINING AREA

20' 8" x 8' 6" (6.3m x 2.59m) (At furthest points)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Space for fridge/freezer, part tiled walls, double panel radiator, vertical blinds, vinyl and carpet flooring. Space for table and chairs and part glazed door to rear of property.

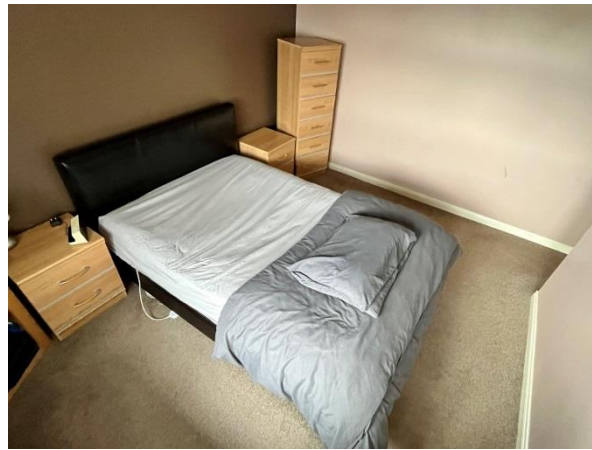




LANDING:
Carpet flooring, access to roof space. Enclosed storage cupboard.



BEDROOM (1):
12' 0" x 9' 5" (3.66m x 2.87m)
Front aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.



BEDROOM (2):

11' 4" x 8' 7" (3.45m x 2.62m)

Rear aspect double bedroom with enclosed storage cupboard housing gas boiler. Single panel radiator, vertical blinds and carpet flooring.



BEDROOM (3):

10' 9" x 9' 0" (3.28m x 2.74m) (At furthest points)

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



BATHROOM:

6' 8" x 5' 5" (2.03m x 1.65m)

Three piece white suite comprising corner shower cubicle with mains shower fitment and glazed sliding doors, floating wash hand basin embedded in vanity unit and wc. Tiled walls and flooring, pvc ceiling, recessed downlighting and chrome towel radiator.



OUTSIDE

Rear garden laid in lawn with paved patio area and water tap surrounded by timber fencing. Low maintenance pebbled front garden with paved path, metal gate and hedging. Spacious tarmac driveway providing ample off street parking for numerous cars and carport.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC Certificate Number: 7234-7020-5409-0636-3292

SPECIAL FEATURES:

- Three bedroom end terrace home approx. 1001 sq. ft.
- Three well appointed bedrooms
- Spacious front aspect living room
- Kitchen/Dining area with integrated oven and hob
- Modern family bathroom
- Gas heating
- Rear garden laid in lawn with patio area
- Low maintenance pebbled front garden
- Spacious tarmac driveway providing off street parking for numerous vehicles
- Carport
- Close to schools, shops and local amenities
- Within easy access of transport links
- Rates: £505.45
- EPC: C

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 sellers 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.
