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158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
3 UNION MEWS
LURGAN
BT66 8DX



Three bedroom mid townhouse

OFFERS OVER £89,950

Viewing strictly by appointment only

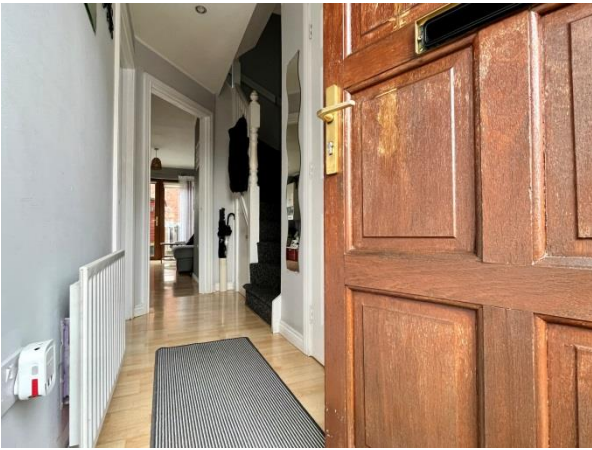


Number 3 is a fantastic opportunity for an investor to increase their portfolio with a tenant in situ. This three bedroom mid townhouse is situated within the residential area of Union Mews, off Union Street in Lurgan and is ideally located within walking distance to Lurgan town centre, primary and secondary schools and all local amenities. The property comprises hallway, ground floor wc, living room/dining area and kitchen. Three well appointed 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. Investors only.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed arch panel, single panel radiator and laminate flooring. Understairs storage. Ground floor wc off.



GROUND FLOOR WC:

6' 3" x 2' 9" (1.91m x 0.84m)

Two piece white suite comprising pedestal wash hand basin and wc. Single radiator, extractor fan and tile flooring.





KITCHEN:

9' 6" x 5' 0" (2.9m x 1.52m)

A range of high and low level cupboards and drawers, single stainless steel sink and drainer, integrated oven and hob with pull out extractor fan above. Tiles wall and flooring, recess downlighting and single panel radiator. Washing machine and space for fridge/freezer.



LIVING ROOM/DINING AREA:

17' 2" x 12' 1" (5.23m x 3.68m) (At furthest points)

Rear aspect living room, double panel radiator and laminate flooring. French doors to rear of property. Space for table and chairs.





LANDING:

White spindle staircase leading to landing and carpet flooring.



BEDROOM (1):

12' 2" x 11' 2" (3.71m x 3.4m)

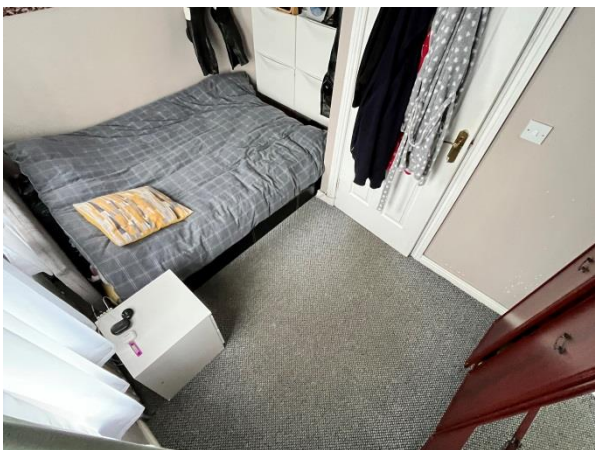
Rear aspect double bedroom, single panel radiator and carpet flooring.



BEDROOM (2):

12' 2" x 8' 2" (3.71m x 2.49m) (At furthest points)

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





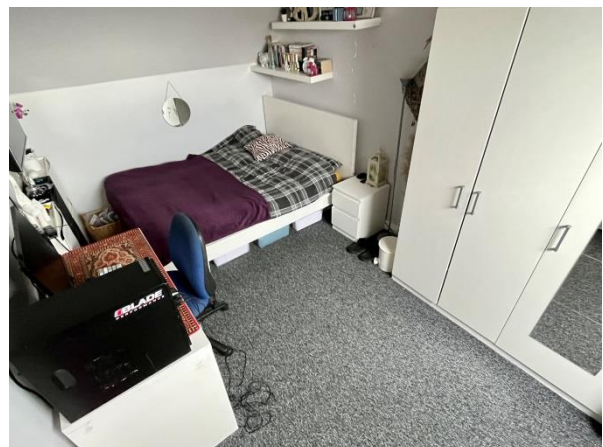
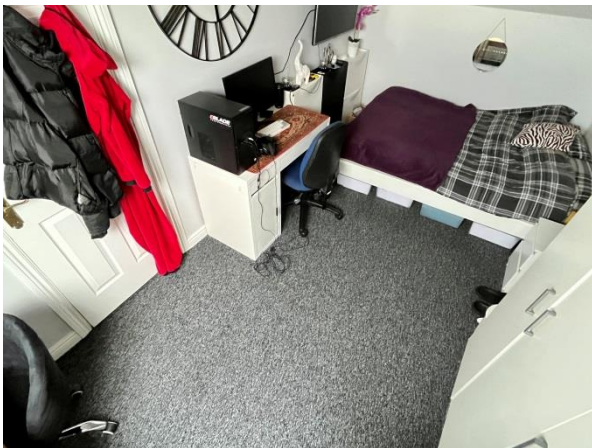
LANDING:

White spindle staircase leading to second floor. Enclosed hot press and carpet flooring.

BEDROOM (3):

14' 9" x 8' 4" (4.5m x 2.54m)

Rear aspect double bedroom, single panel radiator, velux window, recessed downlighting, eves storage and carpet flooring. Access to roofspace.



BATHROOM:

7' 0" x 4' 9" (2.13m x 1.45m)

Three piece white suite comprising panel bath with electric shower and glazed swivel panel, pedestal wash hand basin and wc. Part tiled walls and flooring, extractor fan and single panel radiator.



OUTSIDE:

Fully enclosed low maintenance pebbled rear garden with paved patio area surrounded by timber fencing. Access gate to rear. Enclosed low maintenance pebbled front garden with tiled path surrounded by wall with metal railings and metal gate.





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: 9534-7020-4409-0666-3292

SPECIAL FEATURES:

- Investors only
- Investment opportunity with tenant in situ
- Three bedroom mid townhouse approx. 753 sq. ft.
- Popular residential area
- Ideally located within walking distance to Lurgan town centre, shops, schools and all local amenities
- Easy access to transport links
- Three well appointed bedrooms
- Ground floor wc
- Rear aspect living/dining area
- Kitchen with integrated oven and hob
- Family bathroom
- Fully enclosed low maintenance pebbled rear garden
- Oil fire central heating
- Rates: £606.54
- EPC: C

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