



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

6 Derry Park Lane

Lurgan

BT66 6TA

Bedroom	4
Reception	1
Bathroom	4



Stunning four bedroom townhouse in a highly sought after location

Offers in Excess of: £175,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





JOYCE CLARKE

TAKING YOU HOME

We are delighted to present this four bedroom townhouse to the sales market. Derry Park Lane is one of the most sought after residential areas in Lurgan, benefiting from its convenient location within easy reach of the Train Station and M1 in addition to schools and shops. It is situated within walking distance to Lurgan town centre. Number 6 is an immaculately presented home offering bright and spacious internal accommodation comprising of living room with feature fireplace and open fire with double doors leading to kitchen dining. Here you will find a beautiful space with an excellent range of high and low level units complimented by granite worktop and integrated appliances. The ground floor also has a WC. To the first floor there are two double bedrooms, master with en-suite and a family bathroom. On the second floor we have two further bedrooms and a bathroom. To the rear of the property is the fully enclosed low maintenance garden with artificial grass and paving. Parking is via a paved driveway to the front. Early viewing is highly recommended.



- Beautiful Georgian style townhouse in a highly sought after location
- Spacious living room with feature fireplace and open fire
- Open plan kitchen and dining area
- Downstairs WC
- Victorian hardwood double glazed windows
- Four bedrooms (master en suite)
- Fully enclosed low maintenance garden to the rear
- Double driveway laid in brick paving
- Fuel efficient mains gas heating
- Immediate access to Train Station & M1 Motorway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Georgian style entrance door with fan window above leading to hallway. Single panel radiator. Alarm panel.

LIVING ROOM

Feature fireplace with tiled surround and hearth and open fire. Double panel radiator. Storage closet. Beautiful high ceilings with cornicing and ceiling rose. Laminate flooring. Thermostat. TV point. Double doors leading to kitchen.

KITCHEN DINING

3.45m x 4.26m (11' 4" x 14' 0")

Open plan kitchen dining with excellent range of high and low level units with granite work top. Integrated ZANUSSI oven and four ring ceramic hob. NEFF stainless steel extractor above. Dishwasher. Sink with mixer tap. Fridge freezer. Double panel radiator. Recessed lighting.

WC

1.06m x 1.49m (3' 6" x 4' 11")

Dual flush WC. Pedestal style sink. Single panel radiator. Extractor.

REAR HALL

Single panel radiator. Part glazed door to garden.

FIRST FLOOR

Landing. Double panel radiator. Hotpress.

BATHROOM

2.09m x 1.69m (6' 10" x 5' 7")

White suite comprising of moulded bath with mixer tap and shower over. Dual flush WC. Pedestal sink. Mixer tap. Tiled floor. Part tiled walls. Single panel radiator. Window extractor.



BEDROOM

3.44m x 3.47m (11' 3" x 11' 5")

Rear aspect double bedroom. Feature panelling. Laminate flooring. Double panel radiator.

EN SUITE

2.84m x 0.91m (9' 4" x 3' 0")

Shower enclosure with tiled walls. Dual flush WC. Pedestal style sink with mixer tap. Single panel radiator. Tiled floor and splashback. Extractor.

BEDROOM

3.47m x 3.05m (11' 5" x 10' 0")

Front aspect double bedroom. Laminate flooring. Double panel radiator.

SECOND FLOOR

BEDROOM

2.63m x 4.36m (8' 8" x 14' 4") MAX

Front aspect double bedroom. Laminate flooring. Single panel radiator.

BEDROOM

2.16m x 3.15m (7' 1" x 10' 4")

Rear aspect bedroom. Single panel radiator.

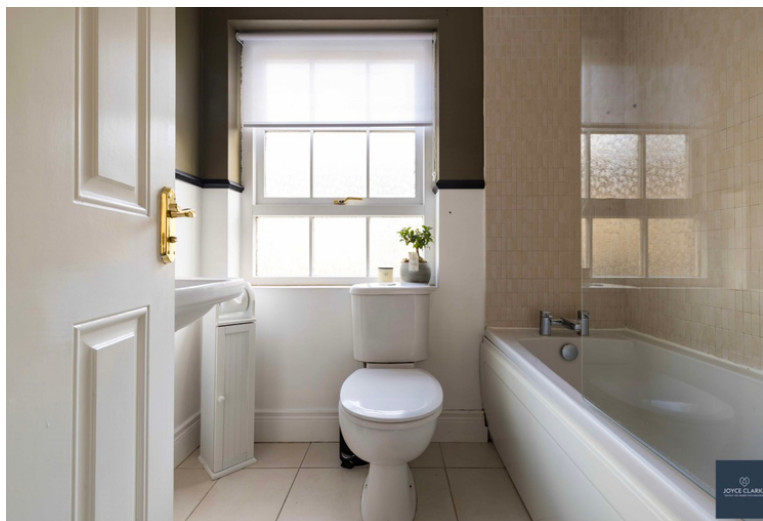
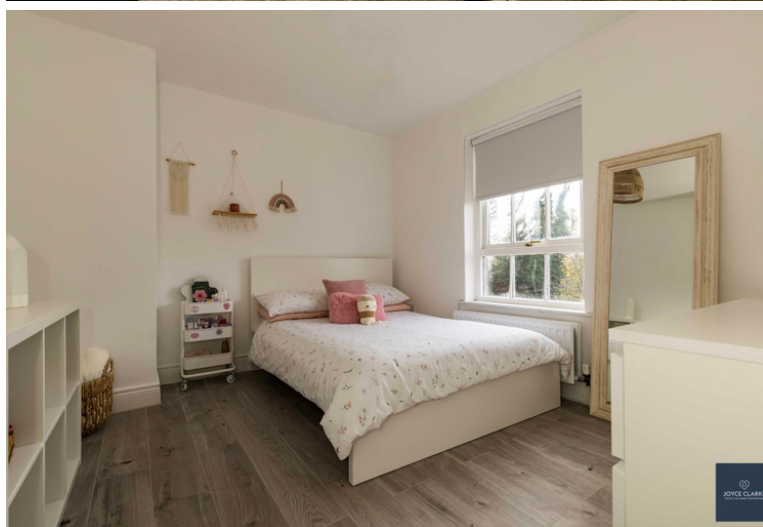
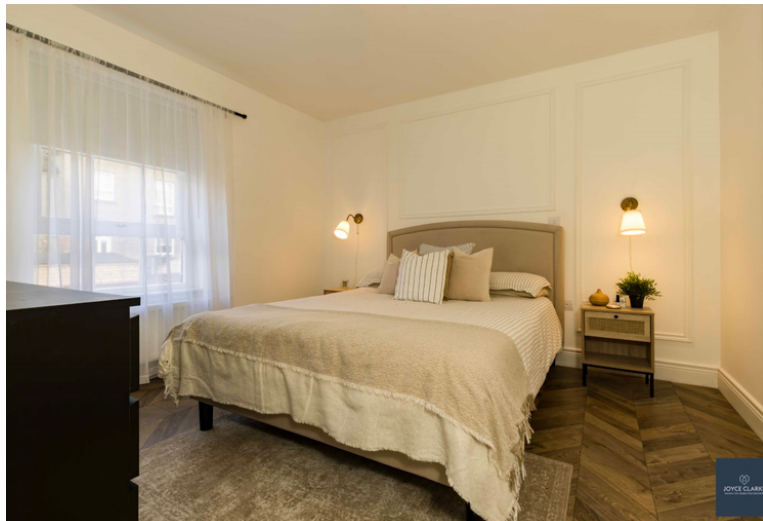
BATHROOM

1.48m x 2.19m (4' 10" x 7' 2")

Pedestal style sink with mixer tap. Dual flush WC. Single panel radiator. Tiled floor and splashback.

OUTSIDE

Fully enclosed low maintenance garden with artificial grass and paving. Raised decking area. Outside tap. Gateway to rear. Driveway to front laid in brick.



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