

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
18 HAMILTON STREET
LURGAN
BT66 7DX



Two bedroom mid terrace home
OFFERS AROUND £69,950
Viewing strictly by appointment only



Number 18 is a fantastic two bedroom mid terrace home situated in Hamilton Street in Lurgan. This terrific property is conveniently located within walking distance to Lurgan town centre, close to schools, shops and all local amenities. Internally the property comprises entrance hall, front aspect living room, kitchen/dining area, covered rear yard. Two well apportioned bedrooms and bathroom complete the first floor. Right of way leading to fully enclosed spacious rear garden. This fantastic home will appeal to a wide range of purchasers including first time buyers and investors and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this charming home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Wooden entrance door with decorative glazed panels and carpet flooring.



LIVING ROOM:

12' 1" x 10' 2" (3.68m x 3.1m) (at furthest points)

Front aspect living room with electric fire, built in shelving unit, double panel radiator, venetian blinds and carpet flooring.





KITCHEN:

13' 5" x 7' 7" (4.09m x 2.31m)

A good 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. Space for under counter fridge, double panel radiator, part tiled walls and laminate flooring. Space for table and chairs and enclosed storage cupboard. Part glazed door to rear of property.



REAR YARD:

Covered rear yard with perspex roof, plumbed for washing machine and space for tumble dryer, water tap, ground floor WC and tile flooring.



LANDING:

Access to roof space and carpet flooring.

BEDROOM (1):

13' 6" x 9' 0" (4.11m x 2.74m) (at furthest points)

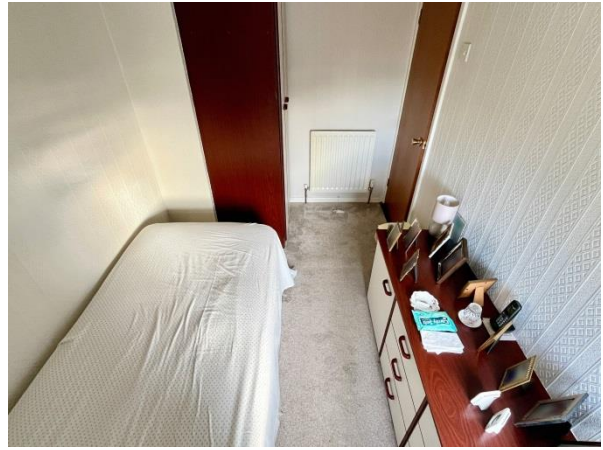
Front aspect double bedroom, double panel radiator, venetian blinds and carpet flooring.



BEDROOM (2):

11' 2" x 6' 9" (3.4m x 2.06m)

Rear aspect single bedroom with built in wardrobe, single panel radiator, roller blind and carpet flooring.



BATHROOM:

7' 8" x 6' 4" (2.34m x 1.93m)

Three piece coloured suite comprising panelled bath, pedestal wash hand basin and WC. Enclosed shelved hotpress, single panel radiator and tiled walls and flooring.



OUTSIDE:

Concrete right of way leading to spacious, fully enclosed rear garden, shrubs and bedding areas and tile path.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9300-2057-0420-2704-4415

SPECIAL FEATURES:

- Two bedroom mid terrace home approx. 314 sq. ft.
- Front aspect living room
- Kitchen/dining area
- Covered rear yard
- Ground floor wc in covered rear yard
- Two well appointed bedrooms
- Three piece bathroom
- Fully enclosed rear garden
- Double glazed windows
- Oil fired central heating
- Ideally located close to schools and all local amenities
- Walking distance to Lurgan town centre
- Rates: £384.14
- EPC: D
- Chain free

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