

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
6 MOURNE ROAD MEWS
LURGAN
BT66 8JU



Two bedroom semi detached home
OFFERS AROUND £144,950
Viewing strictly by appointment only



Number 6 is a beautiful modern two bedroom semi detached bungalow situated in the quiet cul de sac of Mourne Road Mews in Lurgan. This superb spacious property enjoys an excellent position, situated close to schools, shops, all amenities and is located just a short drive to Lurgan town centre. This fantastic property offers bright and spacious accommodation comprising entrance hall, open plan living room/kitchen with integrated appliances, two well appointed bedrooms, one with ensuite shower room and family bathroom. Fully enclosed concrete rear garden with paved patio surrounded by timber fencing. Tarmac parking area to front of property. This superb bungalow will appeal to a wide range of viewers, including those looking to live on one level or who are looking to downsize and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Black entrance door with glazed side panel, single panel radiator and laminate flooring.

LIVING ROOM:

20' 6" x 13' 9" (6.25m x 4.19m)

Part glazed oak door leading to front aspect open plan living room, two double panel radiators, venetian blinds and laminate flooring. Television points.



KITCHEN:

10' 6" x 6' 6" (3.2m x 1.98m)

Open plan kitchen with an excellent range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above, integrated fridge/freezer, dishwasher and space for washing machine. Part tiled walls and tiled flooring.



HALLWAY:

Enclosed storage cupboard, single panel radiator, laminate flooring. Access to roofspace, part glazed door leading to rear of property.



MASTER BEDROOM:

11' 7" x 10' 7" (3.53m x 3.23m)

Rear aspect double bedroom with ensuite shower room off, single panel radiator, venetian blinds and laminate flooring. Television points.



ENSUITE SHOWER ROOM:

10' 6" x 3' 0" (3.2m x 0.91m)

Three piece white suite comprising shower cubicle with folding glazed panel and mains shower fitment, wash hand basin embedded in vanity unit and wc. Single panel radiator, part tiled walls and tiled flooring.



BEDROOM (2):

9' 5" x 8' 3" (2.87m x 2.51m)

Rear aspect single bedroom, single panel radiator, venetian blinds and laminate flooring. Television points.



BATHROOM:

7' 6" x 5' 5" (2.29m x 1.65m)

Three piece white suite comprising panelled bath with mains shower fitment and glazed swivel shower panel, wash hand basin embedded in vanity unit and wc. Part tiled walls, single panel radiator, extractor fan and tiled flooring.

**OUTSIDE:**

Low maintenance front garden with paved path and pebbled bedding area. Tarmac parking area providing ample off street parking. Fully enclosed concrete rear garden with paved patio surrounded by timber fencing. Water tap and access gate to front of property.





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

EPC Certificate Number: 0170-3907-0916-9093-7315

SPECIAL FEATURES:

- Two bedroom semi detached bungalow approx. 850 sq. ft.
- Two well appointed bedrooms
- Master bedroom with ensuite shower room
- Front aspect bright and spacious living room
- Kitchen with integrated appliances
- Modern three piece family bathroom
- Gas heating
- Low maintenance rear garden surrounded by timber fencing
- Tarmac driveway providing off street parking
- Quiet cul de sac location
- Within walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Rates: £808.72
- EPC: B
- Chainfree

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.