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# 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

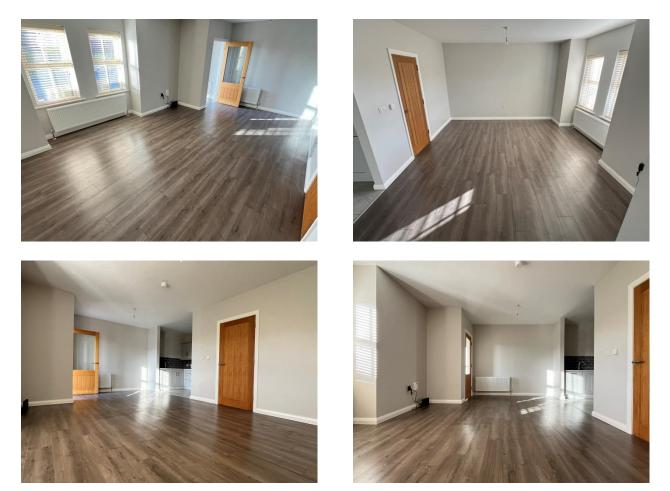
#### ENTRANCE HALL:

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)

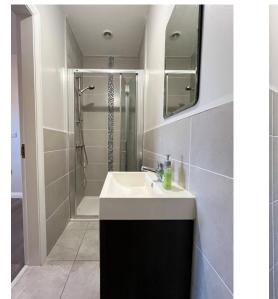
Rear aspect double bedroom with ensuite shower room off, single panel radiator, venetian blinds and laminate flooring. Television points.



### **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.



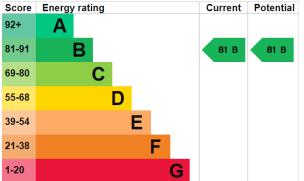
#### OUTSIDE:

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.









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

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