

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
120 AVENUE ROAD
LURGAN
BT66 7BH



Three bedroom mid terrace home
OFFERS AROUND £109,950
Viewing strictly by appointment only



Situated a short walk from the picturesque Lurgan Park, 120 Avenue Road is a stunning three bedroom terrace home not to be missed. Modernised throughout this beautiful bright and spacious property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this stunning property comprises, hallway, front aspect living room with electric stove inset in feature fireplace, modern kitchen/dining area recently fitted one year ago with integrated oven and hob. Three well appointed bedrooms and modern family bathroom completes the first floor. Fully floored attic providing ample storage or additional living accommodation with necessary planning permission. Rear covered patio area and fully enclosed low maintenance rear garden surrounded by timber fencing and trees. On street parking and fully enclosed tarmac area to front of property. This attractive property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with decorative glazed panel, double panel radiator, enclosed storage cupboard housing gas boiler and vinyl flooring.



LIVING ROOM:

13' 0" x 12' 5" (3.96m x 3.78m)

Front aspect living room with electric stove inset in feature fireplace, double panel radiator, venetian blinds and vinyl flooring.





KITCHEN/DINING:

14' 9" x 8' 0" (4.5m x 2.44m)

An excellent range of modern high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Fridge/freezer and space for washing machine, built in breakfast bar, double panel radiator and vinyl flooring. Kitchen fitted a year ago.





LANDING:

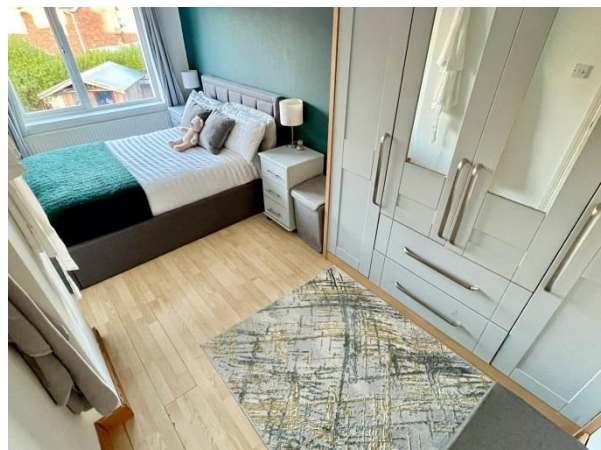
Carpet flooring, fixed staircase to fully floored attic providing ample storage or an additional room with necessary planning permission.



BEDROOM (1):

16' 1" x 8' 1" (4.9m x 2.46m)

Rear aspect double bedroom with fitted wardrobes, single panel radiator and laminate flooring.





BEDROOM (2):

10' 2" x 7' 9" (3.1m x 2.36m)

Front aspect double bedroom with built in wardrobes, single panel radiator, venetian blind and laminate flooring.



BEDROOM (3):

8' 8" x 7' 0" (2.64m x 2.13m)

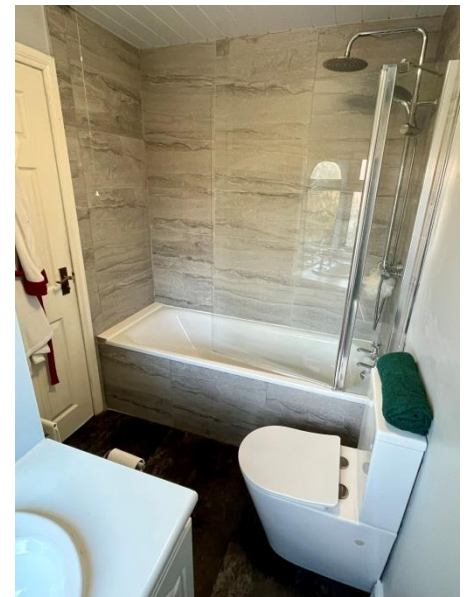
Front aspect single bedroom, single panel radiator, venetian blind and laminate flooring.



BATHROOM:

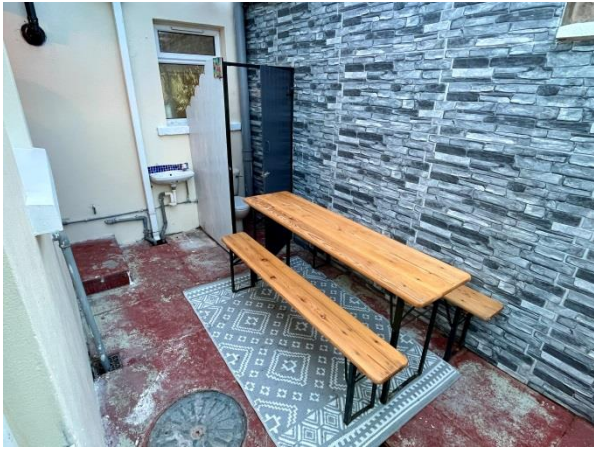
8' 3" x 5' 8" (2.51m x 1.73m) (At furthest points)

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



REAR YARD:

Enclosed rear yard patio area with wc, wash hand basin and enclosed storage cupboards covered with perspex roof.



OUTSIDE:

Low maintenance pebbled rear garden surrounded by timber fencing and trees. Paved path and shed. Gate to communal access to front of property. Low maintenance tarmac garden with timber fence and gate to front of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	43 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9008-3017-3029-5420-4633

SPECIAL FEATURES:

- Superb three bedroom mid terrace home approx. 926 sq. ft.
- Front aspect bright and spacious living room with electric stove inset in feature fireplace
- Modern kitchen fitted within a year, with integrated oven & hob
- Three well appointed bedrooms
- Modern three piece family bathroom
- Fully floored attic providing ample storage or additional room with necessary planning permissions
- Gas heating
- Low maintenance pebbled rear garden surrounded by timber fencing and trees
- Much sought after location of Avenue Road, Lurgan
- Within walking distance to Lurgan Town Centre
- Close to schools, shops and all local amenities
- A short walk from Northern Irelands largest urban and most picturesque park, Lurgan Park
- Rates: £657
- EPC: E

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