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APEX
PROPERTY AGENCY

FOR SALE
10 BURNVIEW TERRACE
BANBRIDGE
BT32 4DJ



Three bedroom mid terrace home
OFFERS AROUND £104,950
Viewing strictly by appointment only



Number 10 is a fantastic three bedroom mid terrace home situated in Burnview Terrace, accessed via the Church Square carpark in Banbridge. The property is ideally located within walking distance of Banbridge town centre, close to primary and secondary schools, shops and all local amenities. The property boasts a central location with easy access to neighbouring towns and a short walk to Solitude Park. Internally the property comprises entrance hall, front aspect living room, kitchen/dining area with integrated oven and hob, utility and ground floor bathroom. Three well appointed first floor bedrooms complete the first floor. Externally the property boasts fully enclosed low maintenance concrete and paved rear yard surrounded by timber fencing with single garage and right of way access. On street parking or parking in Church Square carpark. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

White entrance door with diamond glazed panel leading to entrance hall, double panel radiator and laminate flooring.



LIVING ROOM:

16' 5" x 10' 4" (5m x 3.15m)

Front aspect living room with open fire, enclosed spacious storage cupboard, double panel radiator, black out vertical blinds and laminate flooring.





KITCHEN/DINING AREA:

11' 7" x 7' 6" (3.53m x 2.29m)

An excellent range of high and low cupboards and drawers, single stainless steel sink and drainer, integrated oven and hob with extractor fan above. Space for fridge/freezer, part tiled walls and tile flooring. Single panel radiator, vertical blinds and space for table and chairs.



UTILITY ROOM:

4' 8" x 2' 9" (1.42m x 0.84m)

Utility room plumbed for washing machine, with worktop, shelf and tile flooring.



BATHROOM:

7' 7" x 4' 7" (2.31m x 1.4m)

Three piece white suite comprising panelled bath with Triton electric shower and shower curtain, wash hand basin embedded in vanity unit and wc. Chrome towel radiator, part tiled walls and tiled flooring, pvc ceiling and roller blind.



LANDING:

Enclosed hot press, roof space access and carpet flooring.



BEDROOM (1):

10' 6" x 9' 5" (3.2m x 2.87m)

Front aspect double bedroom with built in wardrobe, single panel radiator, blackout vertical blinds and carpet flooring.



BEDROOM (2):

9' 9" x 7' 4" (2.97m x 2.24m)

Rear aspect single bedroom, single panel radiator, blackout vertical blinds and carpet flooring.



BEDROOM (3):

9' 1" x 8' 3" (2.77m x 2.51m)

Rear aspect single bedroom, single panel radiator, blackout vertical blinds and carpet flooring.



GARAGE:

14' 4" x 9' 6" (4.37m x 2.9m)

Single garage with double wooden doors, light and power. Oil fired central heating boiler.



OUTSIDE:

Concrete right of way access to rear of property, providing off street parking. Fully enclosed concrete and paved rear yard surrounded by timber fencing and timber gate. Water tap. Single garage. On street parking to front of property and carpark providing ample parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0380-2897-1420-2795-5601

SPECIAL FEATURES:

- Three bedroom mid terrace home approx 832 sq. ft.
- Front aspect living room with open fire
- Kitchen with integrated oven and hob
- Utility room
- Ground floor family bathroom
- Three well appointed bedrooms
- Right of way access to rear of property
- Fully enclosed concrete and paved yard
- Single garage
- Walking distance to Banbridge town centre
- Access to Burnview Terrace via Church Square carpark
- Ideally located close to schools and all local amenities
- Easy reach of transport links
- Oil fired central heating
- Rates: £657.09 per year
- EPC - D

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