

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
27 SPELGA PARK
LURGAN
BT66 8ND



Three bedroom mid terrace home
OFFERS AROUND £84,950
Viewing strictly by appointment only



Number 27 is a fantastic three bedroom mid terrace home situated in Spelga Park, Lurgan. The property is ideally located within walking distance to Lurgan town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance porch, front aspect living room with electric fire in feature fireplace, kitchen/dining area with integrated oven and hob. Three well appointed bedrooms and family bathroom complete the first floor. Externally the property boasts spacious low maintenance pebbled front garden with paved path and gate to front of property. Rear garden laid in lawn and paved patio area surrounded by timber fencing. 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 PORCH:

6' 8" x 5' 3" (2.03m x 1.6m)

Entrance porch with white PVC door and glazed windows lead to living room, tile flooring.



LIVING ROOM:

14' 8" x 14' 6" (4.47m x 4.42m) (At furthest points)

Front aspect living room with electric fire in feature fireplace, double panel radiator and laminate flooring.





KITCHEN:

12' 3" x 10' 1" (3.73m x 3.07m)

A range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, space for oven with pull out extractor fan above. Space for fridge/freezer, single panel radiator and vinyl flooring.



UTILITY ROOM:

9' 8" x 5' 0" (2.95m x 1.52m)

Utility room with space for washing machine, enclosed storage cupboard and vinyl flooring. Part glazed pvc door to rear of property.



LANDING:

Access to roofspace, enclosed shelved hot press and carpet flooring.

**BEDROOM (1):**

12' 8" x 9' 0" (3.86m x 2.74m)

Front aspect double bedroom with single panel radiator and carpet flooring.

**BEDROOM (2):**

12' 3" x 11' 2" (3.73m x 3.4m) (At furthest points)

Rear aspect double bedroom with single panel radiator and carpet flooring.



BEDROOM (3):

9' 9" x 6' 3" (2.97m x 1.91m)

Front aspect single bedroom with built in wardrobe, single panel radiator and carpet flooring.

**BATHROOM:**

6' 9" x 6' 4" (2.06m x 1.93m) (At furthest points)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Tiled walls, single panel radiator and vinyl flooring.

**OUTSIDE:**

Fully enclosed low maintenance pebbled front garden surrounded by timber fencing. Fully enclosed rear garden laid in lawn with paved area surrounded by timber fencing. Water tap. Access gate to right of way.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0360-2989-8440-2095-8961

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 958 sq. ft.
- Spacious front aspect living room
- Kitchen/Dining area
- Three well appointed bedrooms
- Three piece family bathroom
- Recently fitted PVC windows and front door
- Oil heating
- Close to schools, shops and local amenities
- Within easy access of transport links
- Chainfree
- Rates: £505.45
- EPC: D

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.