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APEX
PROPERTY AGENCY

FOR SALE
25 KINGSWAY DRIVE
LURGAN
BT66 7ER



Three bedroom semi detached home

OFFERS AROUND £134,950

Viewing strictly by appointment only



25 Kingsway Drive is a fantastic three bedroom semi detached home, situated off Wood Lane in Lurgan. This superb 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 fabulous property comprises, hallway, front aspect living room, kitchen/dining room with integrated oven and hob and rear reception room with french doors leading to rear garden. Three well appointed bedrooms and family bathroom completes the first floor. Front garden laid in lawn with shrubs, fully enclosed rear garden laid in lawn with bedding area, paved patio and decking area, surrounded by hedging and fencing. Spacious concrete driveway providing ample off street parking for numerous vehicles, large carport and single garage. This fantastic 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 home has to offer.

ACCOMMODATION

HALLWAY:

White PVC entrance door with decorative glazed panel and glazed side panels, enclosed storage cupboard, double panel radiator and carpet flooring. Access through to kitchen.



LIVING ROOM:

17' 4" x 10' 9" (5.28m x 3.28m)

Front aspect open plan living room with open fire in feature fireplace, venetian blinds, double panel radiator and laminate flooring. Open plan to kitchen/dining room.





KITCHEN/DINING

17' 2" x 8' 5" (5.23m x 2.57m)

A range of high and low cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated hob with stainless steel extractor fan above and integrated oven. Space for dishwasher, part tiled walls and tiled flooring. Pine tongue and groove ceiling. Open plan to dining, living and second reception room. Glazed PVC door to side of property. Space for table and chairs.





FAMILY ROOM:

12' 1" x 9' 2" (3.68m x 2.79m)

Rear aspect reception room with glazed sliding PVC patio door to rear of property. Double panel radiator, pine tongue and groove ceiling and laminate flooring. Open plan to kitchen/dining area and living room.



LANDING:

Pine spindle staircase with carpet flooring leading to landing. Access to roofspace.



BEDROOM (1):

12' 9" x 9' 8" (3.89m x 2.95m)

Rear aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.



BEDROOM (2):

12' 9" x 9' 9" (3.89m x 2.97m)

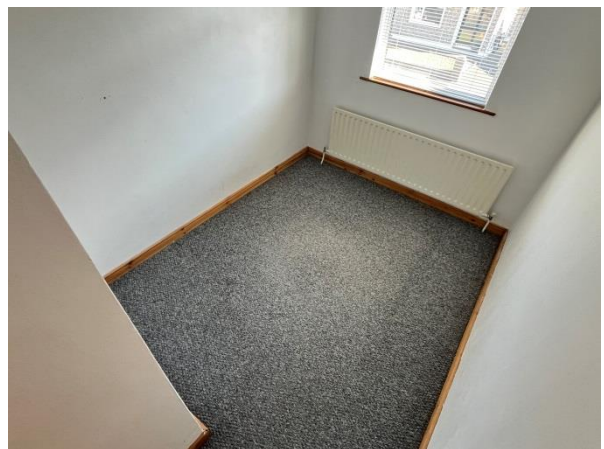
Front aspect double bedroom with built in wardrobes, venetian blinds, single panel radiator and carpet flooring.



BEDROOM (3):

9' 9" x 7' 0" (2.97m x 2.13m) (At furthest points)

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



BATHROOM:

7' 5" x 6' 9" (2.26m x 2.06m)

Three piece white suite comprising panelled bath with electric shower fitment and folding glazed panel, wash hand basin embedded in vanity unit and wc. Enclosed storage cupboard, tiled walls and flooring, pvc ceiling and roller blind.

**UTILITY ROOM:**

11' 7" x 7' 7" (3.53m x 2.31m)

A range of cupboards, single stainless steel sink and drainer, space for washing machine and tumble dryer. Tiled splashback and tiled flooring. Pvc glazed door to rear of property. Access to garage.



GARAGE:

19' 1" x 11' 0" (5.82m x 3.35m)

Single garage with roller door and light and power. Access to utility.

**OUTSIDE:**

Front garden laid in lawn with shrubs. Spacious concrete driveway providing ample off street parking. Single garage and carport. Fully enclosed rear garden laid in lawn with bedding area, surrounded by hedging and timber fencing. Paved patio and decking area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9760-0527-7720-3026-7202

SPECIAL FEATURES:

- Three bedroom semi detached home approx 1173 sq. ft.
- Front aspect living room with open fire
- Kitchen/dining with integrated oven and hob
- Rear reception room with sliding patio door
- Utility room
- Three well appointed bedrooms
- Family bathroom
- Floored roofspace with slingsby ladder
- Spacious concrete driveway providing ample off street parking
- Single garage
- Large carport
- Fully enclosed rear garden laid in lawn with paved patio and decking area
- Situated a short walk from the picturesque Lurgan Park
- Within walking distance to Lurgan town centre
- Close to schools, shops and all local amenities
- Easy access for commuting with transport links nearby
- Rates: £808.72
- Tenure: Leasehold £12.50 per year
- EPC: E
- 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.
