

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
22 WINDSOR AVENUE
LURGAN
BT67 9BG



Four bedroom end terrace home
OFFERS AROUND £59,950
Viewing strictly by appointment only

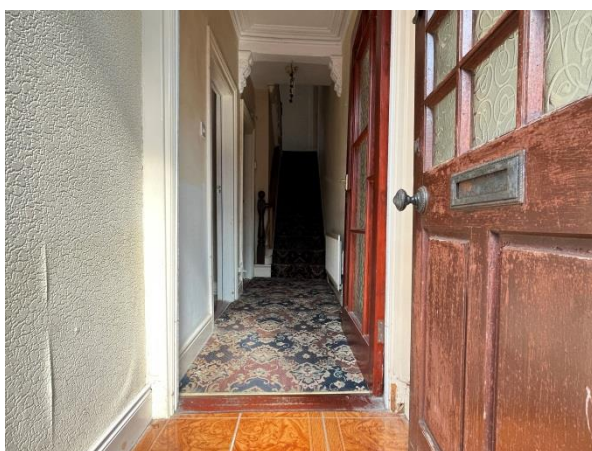


Number 22 is a fantastic opportunity to acquire a four bedroom end terrace home situated in Windsor Avenue, Lurgan. Brimming with potential, this property requires some renovation and modernisation and offers a vast opportunity for those looking a project, to create your perfect home or increase your rental portfolio. The property is conveniently 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, hallway, front aspect living room, family room and kitchen/dining area. Four well appointed bedrooms and family bathroom complete the first floor, with a further two well appointed bedrooms on the second floor. Externally the property boasts fully enclosed spacious concrete rear yard. On street parking to front of property. This super property will appeal to a wide range of viewers and high interest is expected, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer. Cash buyers only.

ACCOMMODATION

ENTRANCE PORCH:

Wooden entrance door leading to hallway and tile flooring.



HALLWAY:

Glazed panel door leading to hallway, single panel radiator and carpet flooring.



LIVING ROOM:

11' 5" x 10' 4" (3.48m x 3.15m)

Front aspect living room, open fire in feature fireplace, double panel radiator and carpet flooring.



FAMILY ROOM:

11' 7" x 11' 4" (3.53m x 3.45m)

Rear aspect family room, open fire in feature fireplace, enclosed storage cupboard, double panel radiator and tile flooring.



KITCHEN/DINING AREA

22' 4" x 6' 5" (6.81m x 1.96m)

A range of low level units, stainless steel sink and drainer and tile flooring. Space for table and chairs. Access to rear yard.





LANDING:

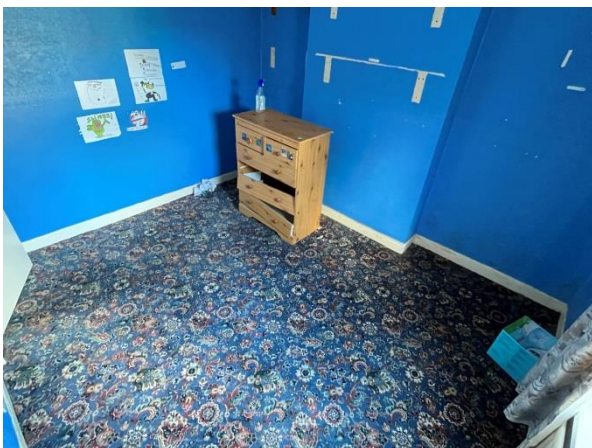
Spindle staircase leading to landing, single panel radiator and carpet flooring.



BEDROOM (1):

11' 6" x 10' 0" (3.51m x 3.05m)

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



BEDROOM (2):

15' 7" x 10' 5" (4.75m x 3.18m)

Front aspect double bedroom, double panel radiator and carpet flooring.



BATHROOM:

9' 6" x 6' 7" (2.9m x 2.01m)

Three piece white suite comprising corner shower cubicle, pedestal wash hand basin and wc. Single panel radiator and tile flooring.

LANDING:

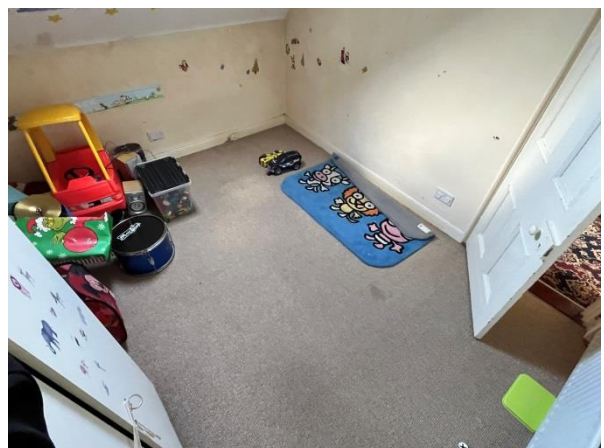
Spindle staircase leading to landing and carpet flooring. Access to roofspace.



BEDROOM (3):

11' 5" x 9' 8" (3.48m x 2.95m)

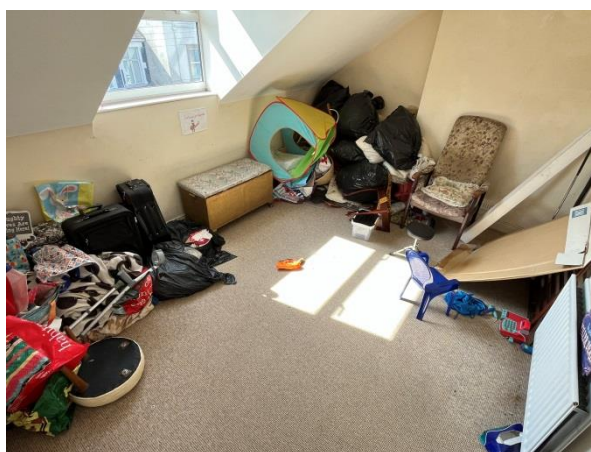
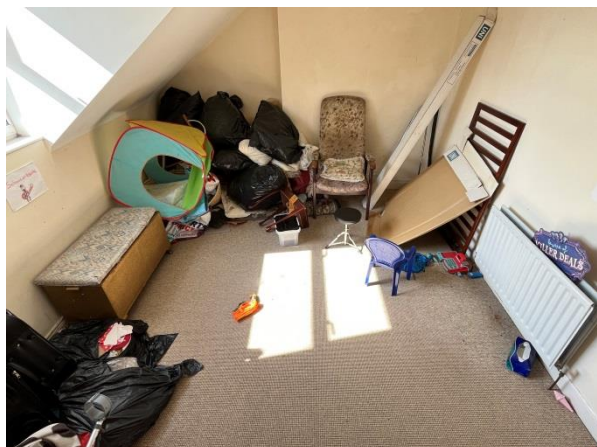
Rear aspect double bedroom, single panel radiator, velux window and carpet flooring.



BEDROOM (4):

15' 1" x 8' 5" (4.6m x 2.57m)

Front aspect double bedroom, double panel radiator and carpet flooring.



REAR YARD:

Enclosed spacious concrete rear yard, water tap and timber gate to right of way.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

EPC Certificate Number: 8035-9323-0500-0472-2206

SPECIAL FEATURES:

- Four bedroom end terrace home approx. 1324 sq. ft.
- Requires renovation and modernisation
- Brimming with potential to create a family home or increase rental portfolio
- Front aspect living room
- Rear aspect family room
- Kitchen/Dining area
- Four well appointed bedrooms over two floors
- Family bathroom
- Fully enclosed concrete rear yard
- Gas heating
- Within walking distance to Lurgan town Centre
- Within walking distance to Lurgan park
- Close proximity to schools, shops and all local amenities
- Chain free
- Cash buyers only
- EPC: E
- Rates: £871.12

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.