



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

158 The Hollows

Lurgan

BT66 7FU

Bedroom	4
Reception	2
Bathroom	3



Spacious four bedroom semi detached home with an array of bespoke finishes throughout

Offers in Region of: £215,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

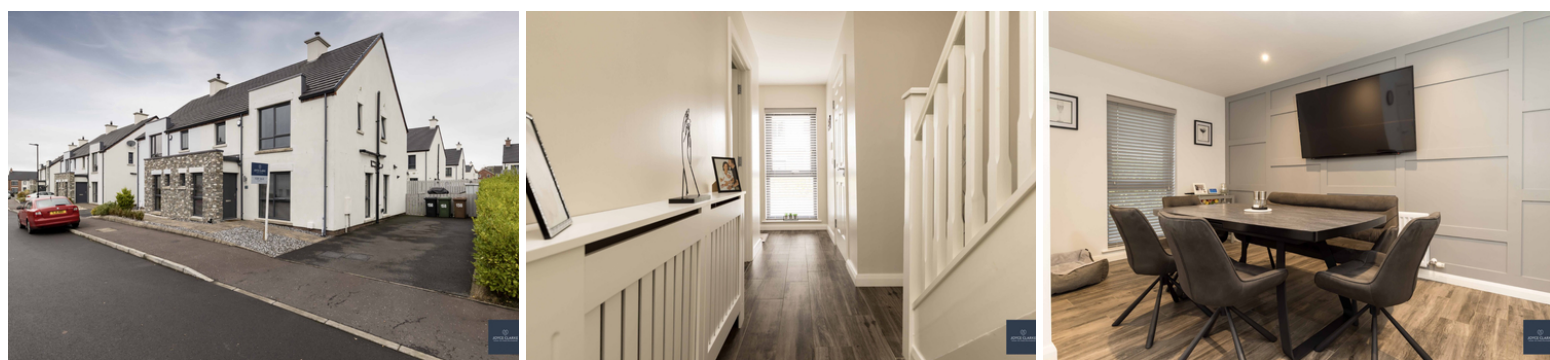
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We know you are just going to love 158 The Hollows! This stone front semi detached home has been beautifully finished by the current owners and is extremely spacious offering both superb living and sleeping accommodation. Step inside the dual aspect living room and your eye is drawn to the multi fuel stove which is the focal point in this well laid out room. The kitchen is the heart of every home, and this one is a beauty! The kitchen itself has a great range of contemporary high and low level units with breakfast bar, complimented by top branded integrated appliances. Open plan to dining / living area, this is a very sociable room within this home creating a welcoming hub for your family and friends. A utility and WC completes the ground floor. Upstairs you will find four well appointed bedrooms, the master benefiting from open plan built in robes and tasteful en suite shower room. The family bathroom is a modern suite with free standing bath and feature tiled wall. The fully enclosed garden to the rear is laid mostly in lawn and is generous in size. There is a raised paved patio area creating a wonderful area for entertaining. Parking is via the tarmac driveway. Viewing by appointment.



- Spacious semi detached home with beautiful stone detailing to front
- Stunning fitted kitchen with an array of storage units and integrated appliances open plan to dining living areas
- Four bedrooms (master en suite and built in robes)
- Dual aspect living room with multi fuel stove
- Modern family bathroom with free standing bath
- Utility & downstairs WC
- Fully enclosed garden laid in lawn with raised paved area ideal for entertaining
- Tarmac driveway to side providing ample parking
- Energy efficient home 'B' 83 Rating
- Walking distance to Lurgan Park, schools and town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Entrance door leading to hallway. Double panel radiator. Storage closet. Tiled floor.

LIVING ROOM

3.63m x 5.01m (11' 11" x 16' 5")
Dual aspect living room. Mutli fuel stove set on tiled hearth. Double panel radiator. TV point.

KITCHEN/ DINING/ LIVING

4.78m x 7.19m (15' 8" x 23' 7")
Beautifully designed contemporary kitchen with a range of high and low level units and breakfast bar. Integrated appliances to include eye level NORDMENDE oven, NORDMENDE dish washer, four ring gas hob with stainless steel extractor over. Composite sink and drainer with mixer tap. Attractive wall panelling. Patio doors to rear. Recessed lighting. Double panel radiator.

UTILITY ROOM

1.81m x 1.83m (5' 11" x 6' 0")
Low level units. Space for washing machine and tumble drier. Stainless steel sink and drainer with mixer tap. Part glazed UPVC door to rear. Tiled floor and splash back.

WC

0.93m x 2.37m (3' 1" x 7' 9")
Floating sink with mixer tap. Back to wall WC. Tiled floor and splashback. Window.

LANDING

Hotpress. Access to roofspace. Thermostat.

MASTER BEDROOM

4.10m x 4.95m (13' 5" x 16' 3")
Front aspect double bedroom. Single panel radiator. Open plan fitted robes.



ENSUITE

1.60m x 1.85m (5' 3" x 6' 1")
Corner shower enclosure with mains fed shower.
Floating sink with mixer tap. Back to wall dual flush WC. Heated towel rail. Tiled floor and part tiled walls. Window. Extractor. Recessed lighting.

BEDROOM TWO

3.45m x 3.03m (11' 4" x 9' 11")
Rear aspect double bedroom. Single panel radiator.

BEDROOM THREE

3.24m x 3.03m (10' 8" x 9' 11")
Rear aspect double bedroom. Single panel radiator.

BEDROOM FOUR

2.08m x 2.60m (6' 10" x 8' 6")
Range of bespoke fitted storage and shelving.
Single panel radiator.

BATHROOM

2.00m x 2.74m (6' 7" x 9' 0")
Modern suite comprising of free standing bath with centre taps and shower attachment. Floating sink with mixer tap. Back to wall dual flush WC. Heated towel rail. Tiled floor, splash back and feature wall. Recessed lighting. Window. Extractor.

OUTSIDE

Fully enclosed rear garden. Raised patio area with attractive paving. Access gate to drive. Tarmac driveway.



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