



JOYCE CLARKE

TAKING YOU HOME

**FOR SALE**

80 The Grange

Lurgan

BT67 9BU

Bedroom	3
Reception	2
Bathroom	1



Spacious semi detached home finished to a high standard throughout with exceptional gardens to side

Offers in Region of: £169,500

### Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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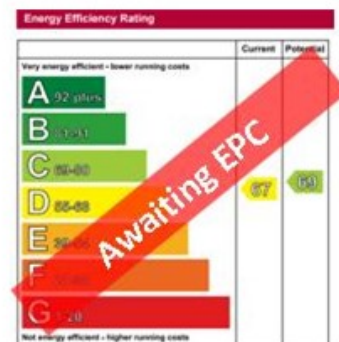
# JOYCE CLARKE

TAKING YOU HOME

80 The Grange is an exceptionally well presented, spacious family home set upon one of the best sites within this sought after development boasting a fabulous garden for your enjoyment. Step inside and you will find a well cared for property with fabulous modern kitchen dining creating quite the show piece. This well planned kitchen offers an abundance of storage, complimented with an array of integrated appliances and quartz counter tops. Relax in your choice of two living rooms, the front has an open fire with back boiler, whilst the reception room to the rear could equally serve as a dining room if desired. To the first floor you will find three double bedrooms, the master has built in wardrobes. The family bathroom is a beautiful fully tiled suite with free standing bath and separate shower. For those who love their outdoors space, Number 80 has a paved patio to the rear, and a fantastic lawn to the side. Parking is via a tarmac driveway to the side. Must be viewed to fully appreciate how good this home is!



- Attractive red brick semi detached home set upon a large corner plot
- Beautiful modern kitchen with quartz work top and excellent range of integrated appliances
- Three double bedrooms
- Spacious living room with open fire and back boiler
- Dining room with double doors leading to lounge
- Fully tiled bathroom with four piece bathroom suite including freestanding bath
- uPVC framed double glazed windows
- Spacious garden laid in lawn
- Oil fired central heating





**ENTRANCE HALL**

uPVC entrance door with glazed panels. Single panel radiator. Solid wood flooring.

**LIVING ROOM**

3.55m x 4.67m (11' 8" x 15' 4")  
Front aspect reception room. Feature open fireplace with back boiler, wood surround, cast iron back panel and granite hearth. Single panel radiator. Solid wood flooring. Double doors to dining room.

**KITCHEN DINING**

3.06m x 5.91m (10' 0" x 19' 5") (MAX)  
Modern white gloss kitchen excellent range of kitchen cabinets large saucepan drawers and put out larder, wired for under unit lighting. Range of appliances include four ring electric hob with stainless steel extractor canopy above, double eye level oven, integrated fridge freezer and washing machine. Quartz worktops, upstands and splashback to hob. Underfitted stainless steel one and half bowl sink. Space for tumble dryer. Double panel radiator. TV point for wall mounted TV. Tiled flooring. Storage closet with hot water tank

**DINING ROOM / RECEPTION ROOM**

3.24m x 3.05m (10' 8" x 10' 0")  
Rear aspect reception room. Single panel radiator solid wood flooring. Double doors to living room.

**FIRST FLOOR LANDING**

Access to attic. Power point.

**MASTER BEDROOM**

3.57m x 3.34m (11' 9" x 10' 11") (MAX)  
Front aspect double bedroom. Fitted two door slide wardrobe with mirrored door. TV point. Single panel radiator. Wood effect laminate flooring.





**BEDROOM TWO**

3.28m x 2.92m (10' 9" x 9' 7")

Rear aspect double bedroom. Single panel radiator.

**BEDROOM THREE**

3.09m x 2.92m (10' 2" x 9' 7")

Rear aspect double bedroom. Double panel radiator. Wood effect laminate flooring.

**FAMILY BATHROOM**

1.79m x 3.5m (5' 10" x 11' 6")

Excellent four piece bathroom suite comprising of freestanding bath with centre taps and shower head attachment, back to wall dual flush WC, oversized wash hand basin with vanity unit below and separate shower quadrant with electric shower. Heated towel rail. Fully tiled walls and flooring. Extractor fan.

**OUTSIDE**

**FRONT GARDEN**

Tarmac driveway providing off street parking. Front garden laid in lawn. Paved steps leading to front door.

**REAR GARDEN**

Private enclosed paved patio area. Block built shed with oil burner. Oil tank. Outside tap and lighting. Large gate giving access to driveway. Tarmac area providing secure parking. Spacious lawn area.



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