



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

7 Glenholme Park

Lurgan

BT66 8SL

Bedroom	3
Reception	1
Bathroom	1



Spacious three bedroom terrace property, lovingly finished to an excellent standard, situated in a highly sought after area

Offers in the region of : £115,000

Opening Times

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

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

Ideally situated in a prime location, within easy reach of Lurgan town centre, Craigavon and all the schools, shops and amenities that are on your doorstep. This excellent home comprises of spacious living room with feature fireplace, kitchen diner with an array of modern high and low kitchen cabinets. The first floor are three spacious bedrooms, all with built in storage and a family bathroom with electric shower over the bath and additional wall tiling. To the rear of the property there is a fully enclosed low maintenance garden laid in concrete. This home is perfect for first time buyers.

Early viewing is highly recommended!



- Immaculately presented mid terraced home in a popular location
- cosy living room with feature fireplace
- Kitchen diner with excellent range of kitchen cabinets
- Three well laid out bedrooms all with built in storage
- Fully enclosed, low maintenance rear garden
- UPVC framed double glazed windows and doors
- Oil fired central heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	69 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel. Wood effect laminate flooring. Double panel radiator. Staircase leading to first floor.

LIVING ROOM

3.77m x 4.35m (12' 4" x 14' 3")

Front aspect reception room. Feature fireplace with wood surround, tiled back panel and hearth with electric insert. Wood effect laminate flooring. Double panel radiator.

KITCHEN

5.27m x 3.10m (17' 3" x 10' 2")

Excellent range of modern kitchen cabinets (recently fitted) including larder style unit and saucepan drawers. Tiled splashback. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated dishwasher. Space for fridge freezer and washing machine. Stainless steel sink and drainage unit. Tile effect laminate flooring. Double panel radiator. UPVC door with glazed panel giving access to rear of property.

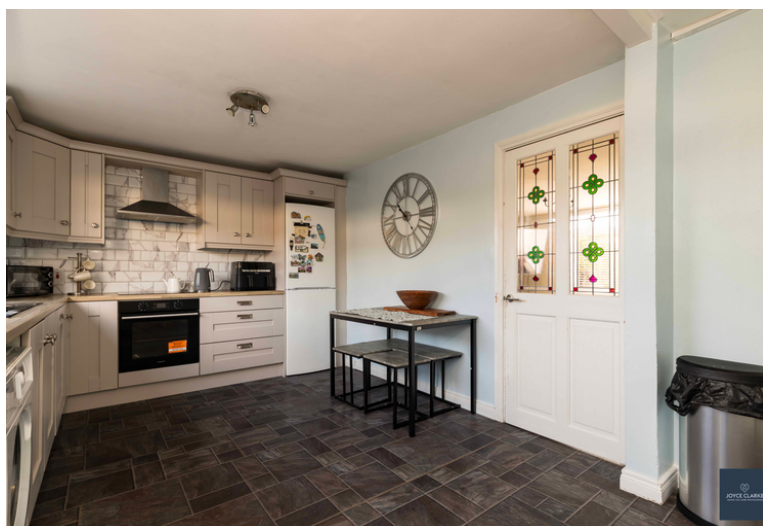
FIRST FLOOR LANDING

Access to hot press. Single panel radiator. Access to attic.

BEDROOM ONE

3.26m x 3.17m (10' 8" x 10' 5")

Rear aspect double bedroom. Built-in double door wardrobe. Single panel radiator. Wood effect laminate flooring.



BEDROOM TWO

3.26m x 3.62m (10' 8" x 11' 11")

Front aspect double bedroom. Built-in double door wardrobe. Single panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.53m x 2.72m (8' 4" x 8' 11")

Front aspect bedroom. Built-in storage. Single panel radiator. Wood effect laminate flooring.

BATHROOM

1.96m x 1.7m (6' 5" x 5' 7")

Three piece bathroom suite comprising of panel bath with electric shower and shower screen above, wash hand basin with pedestal and back to wall dual flush WC. Heated towel rail. Half tiled walls and additional wall tiling to walls around bath area.

OUTSIDE

FRONT

Enclosed front garden with gated access. Garden laid in lawn with concrete path leading to front door.

REAR

Fully enclosed low maintenance rear laid in concrete with gated access. Block built boiler house with oil fired burner. Outside tap.



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