



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

26 Desmond Avenue

Lurgan

BT67 9EQ

Bedroom	3
Reception	2
Bathroom	2



Large semi detached with garage offering up to four bedrooms within walking distance to schools and shops

Offers in Region of: £170,000

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

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26 Desmond Avenue has so much to offer you and is our pick of first time buyers properties within the area on the market just now! This spacious home has three double bedrooms to the first floor, and also has a room ideal for a ground floor bedroom with a shower room making this perfect for guests or those who do not enjoy stairs. Relax in the large living room which is open to the dining, and benefits from a feature fireplace with open fire. There is an additional reception room to the rear which overlooks the private garden. The family bathroom has shower over bath. The garden is laid mostly in lawn with attractive paved area and pathway. A garage is ideal for storage, and parking is via the generous enclosed driveway laid in tarmac which holds multiple cars. Schools, shops and Lurgan town centre are all within walking distance as is the train station, making this the ideal location no matter where you need to be! Viewing by appointment through the Joyce Clarke sales team.



- Spacious semi detached home offering up to four bedrooms
- Open plan living to dining area
- Fitted kitchen with range of high and low level storage units
- Ground floor shower room
- Additional reception to rear overlooking the garden
- Three double bedrooms
- Family bathroom with shower over bath
- Garage and generous off street parking
- Fully enclosed wall garden laid in lawn with attractive paving to rear
- Walking distance to schools, shops and Lurgan Town Centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

ENTRANCE

UPVC entrance door with feature frosted glass panels leading to hallway. Double panel radiator. Laminate flooring.

LIVING ROOM

3.24m x 5.27m (10' 8" x 17' 3")
Feature fireplace with cast iron insert set up tiled hearth. Storage closet. Double panel radiator. Laminate flooring and recessed lighting.

DINING

3.42m x 3.03m (11' 3" x 9' 11")
Laminate flooring. Double panel radiator. Recessed lighting.

KITCHEN

2.73m x 3.31m (8' 11" x 10' 10")
Range of high and low level storage units and breakfast bar. Stainless steel sink and drainer. Space for oven. Laminate flooring and tiled splashback. UPVC door to sunroom.

SUNROOM

2.63m x 5.06m (8' 8" x 16' 7")
Double panel radiator and laminate flooring.

UTILITY/BEDROOM

2.75m x 2.78m (9' 0" x 9' 1")
Laminate flooring. Plumbed for washing machine.

GROUND FLOOR SHOWER ROOM

1.06m x 2.74m (3' 6" x 9' 0")
Shower enclosure with mains fed shower. Floating sink. WC. Laminated flooring. Tiled splashback. Window. Extractor.

FIRST FOOR LANDING

Access to roof space.



MASTER BEDROOM

3.95m x 2.69m (13' 0" x 8' 10")

Front aspect double bedroom. Laminate flooring. Single panel radiator

BEDROOM TWO

2.24m x 3.67m (7' 4" x 12' 0")

Rear aspect double bedroom. Built in wardrobes. Laminate flooring. Single panel radiator.

BEDROOM THREE

2.48m x 3.00m (8' 2" x 9' 10")

Front aspect double bedroom. Laminate flooring. Single panel radiator.

FAMILY BATHROOM

1.85m x 2.21m (6' 1" x 7' 3")

Bath with electric MIRA shower over and slower attachment to taps. WC. Pedestal style sink. Heated towel rail and laminate flooring. Hotpress.

OUTSIDE

GARAGE 10' 0" x 20' 0" (3.05m x 6.10m) Up and over door

FRONT

Large tarmac driveway for multiple cars.

REAR

Fully enclosed wall garden with access gates to rear and side. Paved patio and pathway. Oil tank. Outside lighting and tap.



We endeavour to make our sales details accurate 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 behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.