

PROPERTY SERVICES

SMcAtavey

40 North Street, Lurgan BT67 9AQ

Tel: 028 3834 5485

Fax: 028 3834 5486

Website: www.smcataveyproperty.co.uk

106C WILLIAM STREET LURGAN BT66 6JB



This is a rare opportunity to purchase this 1 bedroom first floor apartment. It is conveniently situated in the very popular William Street area of Lurgan and offers immediate access to the train station, town centre, the motorway network and all local amenities. An early interior inspection is highly recommended for the first time buyer or those seeking investment.

Accommodation comprises 1 bedroom, fitted lounge/kitchen area and bathroom. The property benefits from gas fired central heating and white PVC double glazed windows throughout. Outside there is an enclosed communal area with pathway leading to car parking area at rear.

- * 1 BEDROOM FIRST FLOOR APARTMENT
- * FITTED LOUNGE/KITCHEN AREA & BATHROOM
- * GAS FIRED CENTRAL HEATING & WHITE PVC DOUBLE GLAZED WINDOWS
- * CAR PARKING AT REAR

Price Guide: £50,000

Viewing: By Appointment Through Agent

NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and any intended purchasers or tenants are recommended to satisfy themselves regarding the particulars.

ENTRANCE HALL:	White PVC panelled front door leading to staircase to first floor.
LOUNGE/KITCHEN:	17'09" x 11'06". At largest point. New fitted kitchen with low and high level units, stainless steel extractor fan, built in oven/hob, plumbed for washing machine, part laminate wooden flooring, part tiled flooring, part ceramic tiled walls, double panel radiator, power points.
HALLWAY:	Split level hallway part laid in laminate wooden flooring, double panel radiator, power point.
BEDROOM 1:	11'04" x 7'05". At largest point. Laminate wooden flooring, double panel radiator, power points.
BATHROOM:	White 3 piece suite comprising bath, pedestal wash hand basin and low flush wc, wall mounted shower and shower door over bath, ceramic tiled walls throughout.
HEATING:	Gas fired central heating.
WINDOWS:	White PVC double glazed.
OUTSIDE:	Enclosed communal area with pathway leading to car parking area at rear.
OTHER:	Solid white interior doors.

Tel: 028 3834 5485

Fax: 028 3834 5486

Website: www.smcataveyproperty.co.uk

Please note that we wish to inform prospective purchasers that we have not tested any systems, fittings or any other equipment in this property. All measurements are approximate.

Many people need to sell their own home in order to buy another property. If this is applicable to you please do not hesitate to contact this office to avail of our FREE VALUATION service which is provided as a courtesy and is without any obligation on your part.