Lisney

FOR SALE:

Modern 4 Bedroom Townhouse With Income 111 LAKELANDS, CRAIGAVON, BT64 1AZ



CONTACT

Lynn Taylor 028 9050 1501 ltaylor@lisney-belfast.com

Lisney

1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX

DETAILS

- Ideal Investment purchase
- Rental income of £520 pcm
- Long term tenant in place
- Convenient location just 3 miles from the Lurgan Town Centre
- Well kept, quiet residential development
- Very rarely do properties come onto the market in Lakelands

WWW.LISNEY.COM

LOCATION

The property is situated in the Craigavon area, located 3 miles from Lurgan and 4 miles from Portadown.

Lakelands is a residential development sitatuted around Craigavon Lake, accessed off the Lakeland Road.

Properties located around the edges of the lake benefit from lake views and very rarely come onto the market.

DESCRIPTION

Number 111 comprises of an end terrace, four bedroom townhouse over three storeys, with parking to the front and a garden at the side and rear.

The tenant has been in occupation for approximately 10 years and is on a rolling monthly tenancy.

Rent is currently £520 per calendar month. The property requires some cosmetic work internally.

ACCOMMODATION

GROUND FLOOR LEVEL

Entrance Hallway

Wooden laminate flooring, painted walls and ceilings. Offers access to the living room/dining room, kitchen, understairs cupboard and staircase.

Sitting room/dining room 3.91m x 8.98m

Full length room comprising the conservatory, living room and dining room. Wooden laminate flooring with painted walls and ceilings. Benefits from a full height and width conservatory window at the front of the room and patio doors opening onto the rear garden.

Kitchen 3.02m x 3.12m

Light oak coloured fitted kitchen with dark grey coloured countertops. Linoleum flooring with painted walls and ceilings.

Understairs Storage cupboard 11.03m x 0.81m

FIRST FLOOR LEVEL

Landing

Large landing at the top of the stairs, leading to two bedrooms, linen cupboard and bathroom.

Bedroom 1 3.62m x 3.26m

Large bedroom at the rear of front of the house with painted walls and ceilings with carpeted floor.

Bedroom 2 3.26m x 3.91m

Large bedroom at the front of the house with painted walls and ceilings with carpeted floor.



FIRST FLOOR LEVEL (CONTINUED)

Bathroom 2.39m x 2.78m

Bathroom with bath, W.C. and wash hand basin. Part painted, part tiled walls and ceilings with linoleum flooring.

Linen cupboard 0.68m x 0.75m

SECOND FLOOR

Bedroom 3 3.51m x 2.09m

Large master bedroom at the rear of the house. Painted walls and ceilings with carpeted floor.

Ensuite 2.38m x 2.09m

W.C., shower and wash hand basin. Part painted, part tiled walls with linoleum flooring.

Bedroom 4 3.35m x 3.94m

Large bedroom at the front of the house. Painted walls and ceilings with carpeted floor.

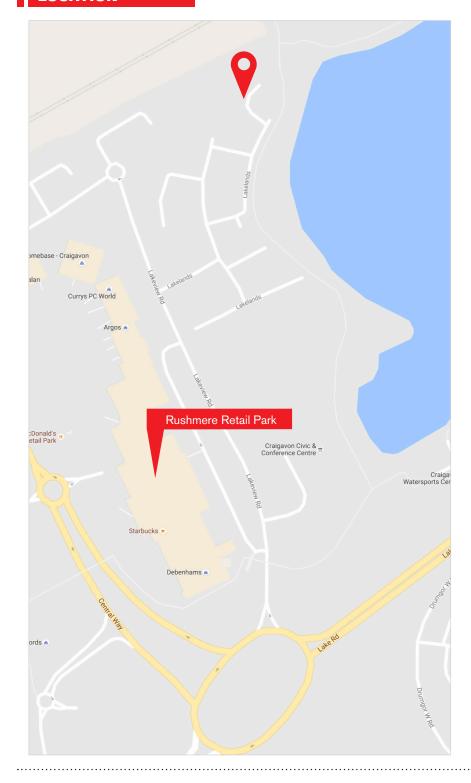


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FEATURES

- Oil fired central heating
- PVC windows and doors
- Large three car driveway to front of property
- Secure, large side and rear garden
- Convenient location, close to Lurgan and Portadown, local amenities and schools

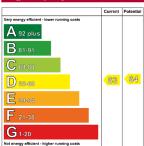
LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: D63





The full certificate can be made available upon request.



STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £110,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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