



## 18 Parkview Street, Lurgan, Craigavon, County Armagh, BT66 8QL

Offers Over £185,000

- Spacious Three Bedroom Modern Semi Detached Family Home with a Detached Garage
- Modern Kitchen with an Array of Sleek Fitted Units & Integrated Appliances
- Four Piece Fully Tiled Family Bathroom Suite
- Fully Enclosed Rear Garden
- Suitable for Co-ownership
- Utility
- Detached Garage (12'1" x 18'1")
- Large Open Plan Lounge/Dining Room Featuring a Feature Fireplace
- Three Well Proportioned Bedrooms
- Double Glazing PVC Windows & Fascia

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 18 Parkview Street, Craigavon BT66 8QL

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home with a detached garage to the rear. Stepping inside, you're immediately greeted to an open plan lounge/dining area which offers a feature fireplace. The superb modern kitchen area boasts an array of high & low fitted units and integrated appliances. Ascending to the first floor, there are three well proportioned bedrooms & a four-piece family bathroom suite beautifully completes the first-floor accommodation. The rear garden offers low maintenance & privacy.



**Porch**

5'6" x 2'8"

**Hallway**

5'6" x 10'8"

**Lounge/Dining Room**

9'0" x 22'5"

**Kitchen**

8'9" x 12'7"

**Utility**

9'2" x 5'0"

**Landing**

5'10" x 19'3"

**Master Bedroom**

7'6" x 10'1"

**Bedroom 2**

8'2" x 9'5"

**Bedroom 3**

6'7" x 6'0"

**Bathroom**

8'9" x 7'8"

**Detached Garage**

12'1" x 18'1"

## Detached Garage

12'1" x 18'1"  
3.70 x 5.51 m

**Approximate total area<sup>(1)</sup>**

217 ft<sup>2</sup>  
20.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

Ground Floor Building 2