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43 HAZELGROVE AVENUE

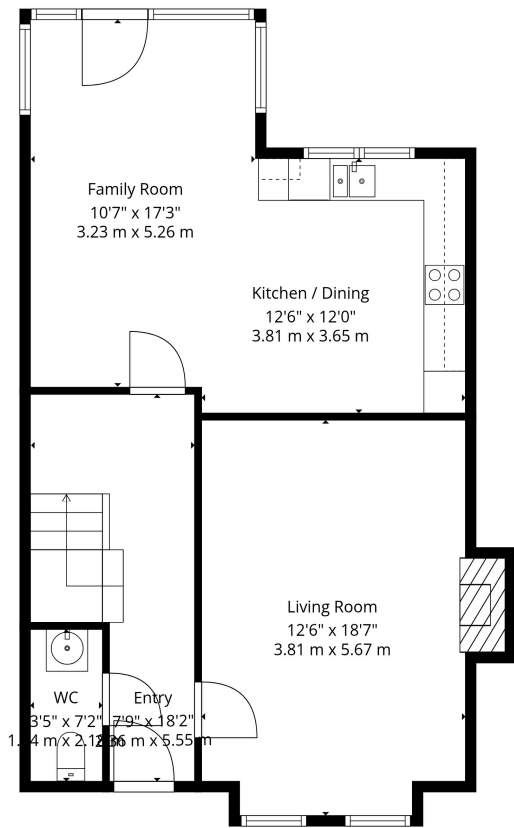
Lurgan BT66 7TF



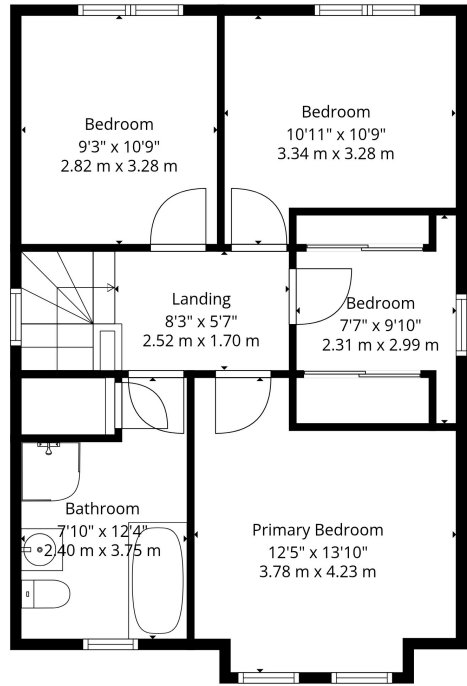
Offers around
£234,950







Floor 1



Floor 2

TOTAL: 1306 sq. ft, 121 m2
FLOOR 1: 689 sq. ft, 64 m2, FLOOR 2: 617 sq. ft, 57 m2
EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 1 m2, WALLS: 109 sq. ft, 10 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A very exclusive detached residence, finished and presented to an exceptional standard of specification for modern living, nestling within a much admired development of quality homes, located just off the Avenue Road and convenient to the Lurgan's beautiful Park with lake and sports facilities, Lurgan Golf Club as well as Kings Park Primary School, local amenities and indeed Lurgan Town Centre. Good road networks have bus services to other provincial towns and cities.

The property is based on a four bedroom layout, having a spacious bathroom with shower cubicle, a stunning open plan kitchen with dining and family areas as well as an elegant and spacious living room.

A wonderful opportunity in the current market - one to be viewed and not to be missed!

Features:-

- Stunning detached residence
- Four good bedrooms
- Bright and spacious entrance hallway with spindled staircase to the first floor landing
- Downstairs cloak room with WC and wash hand basin
- Spacious living room with an elegant fireplace surround, antiques style cast iron inset
- Open plan kitchen with dining area and family area, having PVC double glazed door leading to the rear garden
- Beautifully designed and fitted kitchen cabinetry with a generous range of high and low level storage cupboards including a built in oven, inset hob and extractor fan above. Integrated fridge/freezer, integrated dishwasher, space for a washing machine
- Bathroom on the first floor with a modern white suite including a bath, WC and wash hand basin, shower cubicle with shower fitment
- Neat gardens to the front and rear laid out in manicured lawns. Patio area to the rear, tarmac driveway to the front and side. Gate way leading into churchill Avenue at the rear
- PVC double glazed windows
- Oil fired central heating
- CCTV



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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