



## 4 Sunningdale

Lurgan, Craigavon, BT66 8LH

Jones Estate Agents are delighted to bring to the market this three bedroom semi detached property with garage in this popular residential area of Lurgan. A range of local schools and town centre within walking distance.

This home offers well appointed accommodation which includes three double bedrooms and two reception rooms including living room with open fire. The second reception is currently used as a fourth bedroom, but could also be used as formal dining or home study.

Adding further appeal is a garage, separate utility room and a generous rear garden with lawn and paved patio.

This property is going to appeal to a wide variety of prospective viewers, first time buyers and investors included.

**Offers over £135,000**

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- Three double bedrooms
- First floor family bathroom
- Gas fired central heating
- Two reception rooms
- Utility Room
- Fully enclosed rear garden
- Modern Kitchen
- Garage

### Entrance Hall

### Living Room

14'5 x 13'10 (4.39m x 4.22m)

### Rear reception

10'6 x 9'10 (3.20m x 3.00m)

### Kitchen

10'9 x 9'11 (3.28m x 3.02m)

### Utility Room

10'8 x 8 (3.25m x 2.44m)

### Landing

### Bedroom 1

13'10 x 9'10 (4.22m x 3.00m)

### Bedroom 2

12'7 x 8'5 (3.84m x 2.57m)

### Bedroom 3

12'11 x 9'8 (deepest points) (3.94m x 2.95m (deepest points))

### Bathroom

7'5 x 6'8 (2.26m x 2.03m)

### Garage

16 x 10'10 (4.88m x 3.30m)

### Outside



[Directions](#)





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

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