

7 Wood Lane

Lurgan, Craigavon, BT66 7EJ

Located just a short walk from the town centre and excellent local schools, this three-bedroom semi-detached property offers spacious, versatile living with plenty of character.

The home boasts three reception rooms, with two featuring a cosy open fireplace, perfect for relaxing or entertaining. A bright conservatory extends the living space, providing a tranquil spot to enjoy the garden.

On the first floor you'll find three well-proportioned bedrooms and a family bathroom.

Boasting an integral garage with separate WC, this will be a bonus for families.

With off-road parking, a private garden, and an enviable location close to amenities, this is a fantastic opportunity for first time buyers to secure a home in a sought-after area.

Offers over £150,000

7 Wood Lane

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- Three bedroom semi detached property in residential area of Lurgan off the Banbridge Road
- Integral garage with separate WC
- Three reception rooms including conservatory
- First floor family bathroom
- Fitted kitchen
- Enclosed rear garden with paved patio and lawn

Entrance Hall

Living Room

12'11 x 10'7 (3.94m x 3.23m)

Dining/Family Room

17'3 x 13'10 (deepest points) (5.26m x 4.22m (deepest points))

Kitchen

10'1 x 8'7 (3.07m x 2.62m)

Conservatory

11 x 9'8 (3.35m x 2.95m)

Landing

Bedroom 1

13 x 10 (3.96m x 3.05m)

Bedroom 2

12'9 x 9'10 (3.89m x 3.00m)

Bedroom 3

9'10 x 6'11 (3.00m x 2.11m)

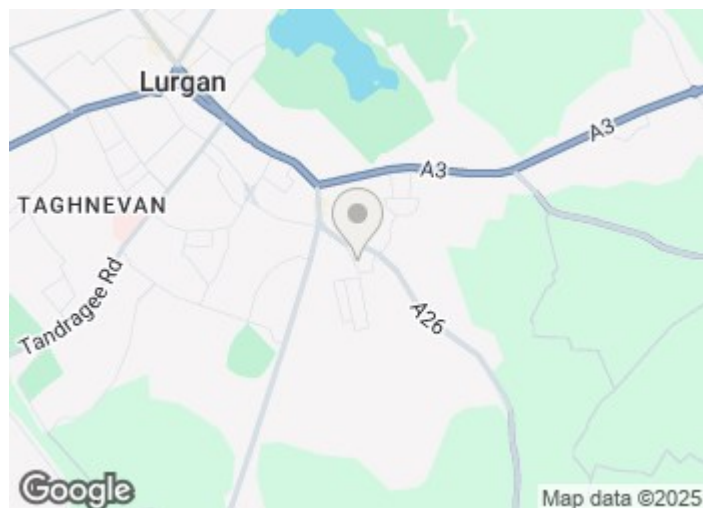
Bathroom

7'6 x 6'11 (2.29m x 2.11m)

Garage

17 x 8'10 (5.18m x 2.69m)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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