

10 Avenue Road , Lurgan, BT66 7BB

Situated close to the heart of the town centre, local schools and the picturesque Lurgan Park, this well-presented three-bedroom mid-terrace property offers comfortable and convenient living. The ground floor accommodation comprises two bright reception rooms and a practical galley-style kitchen. First floor accommodation comprises three bedrooms and shower room.

Externally, the property benefits from a large garage to the rear along with off-street parking, adding to its overall appeal. An excellent opportunity for first-time buyers or investors alike.

Offers in the region of £119,950

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- Three bedroom mid terrace property close to the heart of Lurgan town centre and the park a mere stone's throw away.
- First floor shower room
- Two reception rooms including dining room with open fire
- Garage and off street parking to rear
- Galley style kitchen
- Oil fired central heating

Entrance Hall

Bedroom 3

Living Room

6'10 x 5'9 (2.08m x 1.75m)

12'1 x 10'8 (3.68m x 3.25m)

Bathroom

Dining Room

5'8 x 5'7 (1.73m x 1.70m)

15'5 x 9'10 (4.70m x 3.00m)

Outside

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

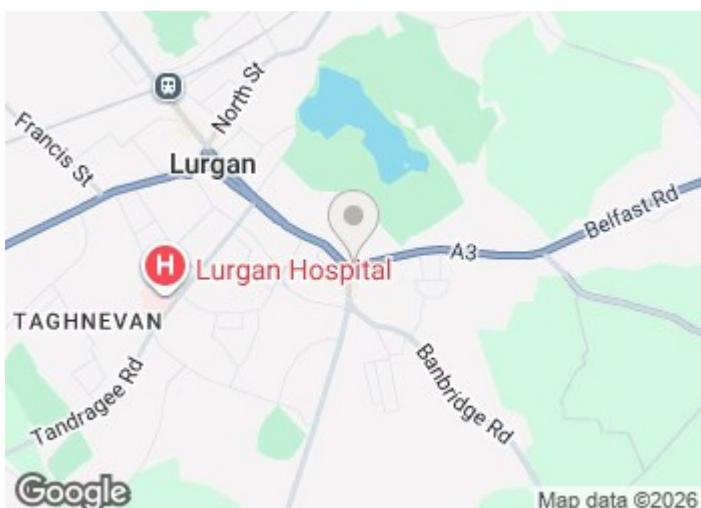
Landing

Bedroom 1

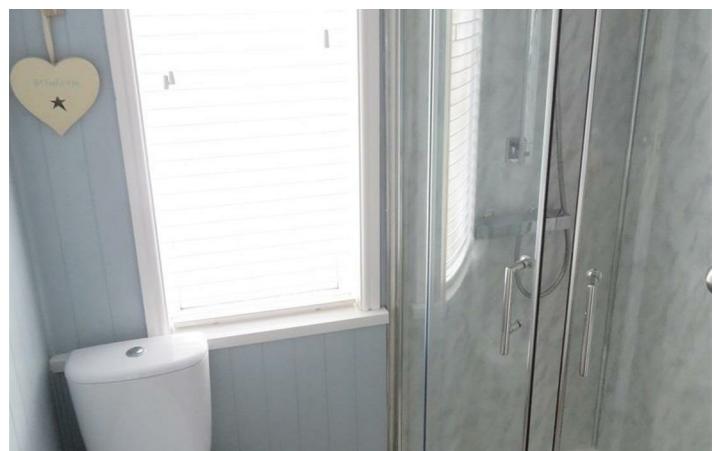
10'6 x 10'4 (3.20m x 3.15m)

Bedroom 2

10' x 8'9 (3.05m x 2.67m)



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	