



33 Irwin Gardens , Lurgan, BT66 7DP

A superb opportunity to acquire this three bedroom semi-detached property with garage in this sought after residential area of Lurgan. Convenient to a range of local schools and the town centre and all its amenities within walking distance.

This property is immaculately presented with freshly painted walls and new carpets laid throughout. Offering well-appointed accommodation with three bedrooms, living room, kitchen/dining and family bathroom. To the rear is the ever longed for south facing garden, ideal for those summer days!

This property will tick many boxes for any first time buyer or young family. Literally move in ready, this modern home will not sit for long!

Early viewing strongly recommended to avoid disappointment!

Offers over £149,950

33 Irwin Gardens

, Lurgan, BT66 7DP



- Three Bedrooms
- Family Bathroom
- OFCH
- Living Room
- Garage
- PVC Double Glazing
- Modern Kitchen/Dining
- South Facing Rear Garden

Entrance Hall:

Living Room:

15'42" x 10'10"

Kitchen/Dining:

17'2" x 10'6"

Stairs and Landing:

Bedroom 1:

12'10" x 10'

Bedroom 2:

12'11" x 9'11"

Bedroom 3:

9'9" x 6'11" (Deepest Points)

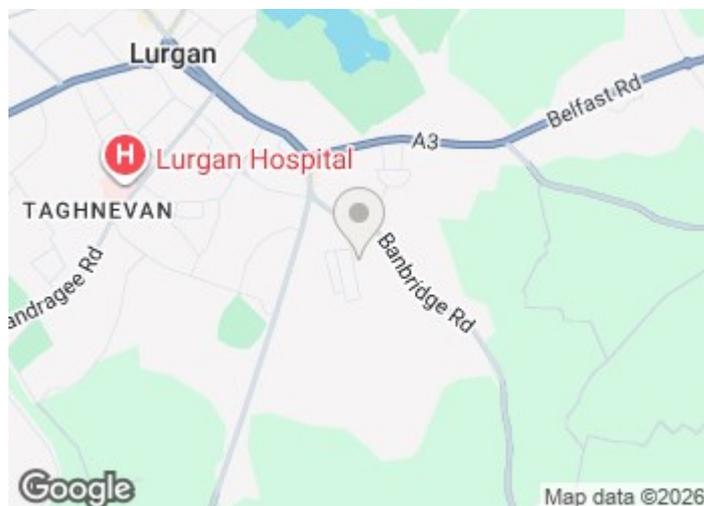
Bathroom:

7'3" x 6'9"

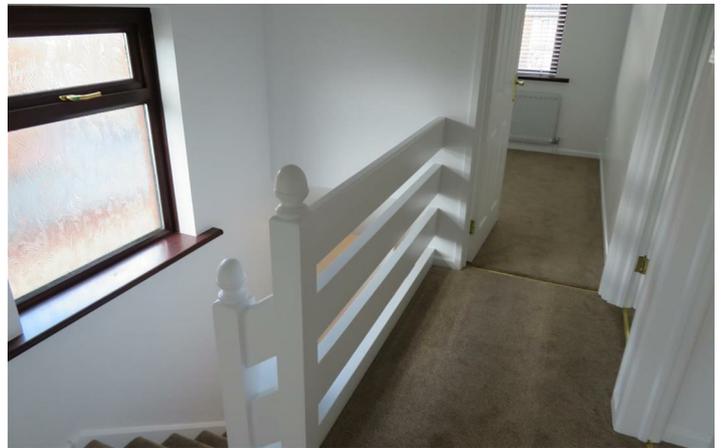
Outside:

Garage:

14'10" x 9'5"



[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.

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