

9 Princeton Avenue , Lurgan, BT66 8LN

Jones Estate Agents are delighted to introduce onto the market this three bedroom end terrace property situated in this popular residential area of Lurgan. Close to all local amenities including shops, schools and Lurgan hospital. Within walking distance are Lurgan town centre and the picturesque Lurgan Park. Offering well appointed accommodation which includes three good bedrooms, spacious kitchen/dining and generous living room. This property is ideally suited to first time buyers and investors alike. Early viewing strongly recommended by the agent.

Offers in the region of £104,950

9 Princeton Avenue

, Lurgan, BT66 8LN



- Three good bedrooms
- Modern shower room
- Spacious kitchen/dining with good range of high and low level units
- Gas fired central heating
- Utility room
- UPVC double glazing throughout

Entrance Hall

Living Room

14'6 x 14'6 (deepest points) (4.42m x 4.42m (deepest points))

Kitchen

17'10 x 11'4 (5.44m x 3.45m)

Utility Room

Landing

Bedroom 1

12'7 x 11'1 (3.84m x 3.38m)

Bedroom 2

11'2 x 10 (3.40m x 3.05m)

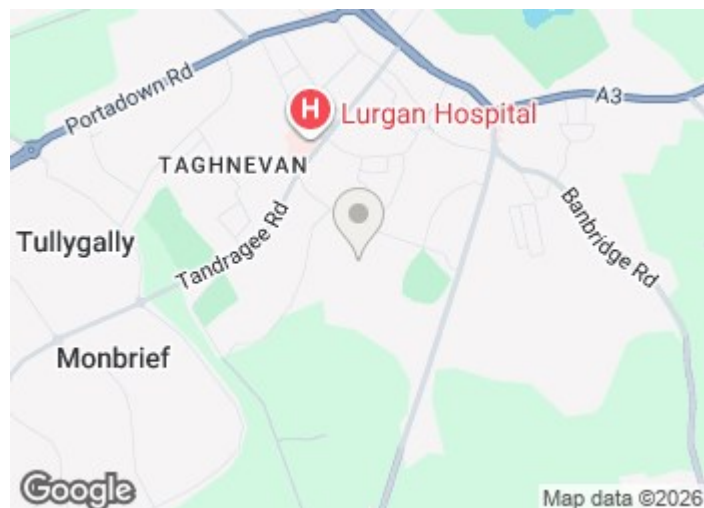
Bedroom 3

9 x 8'8 (2.74m x 2.64m)

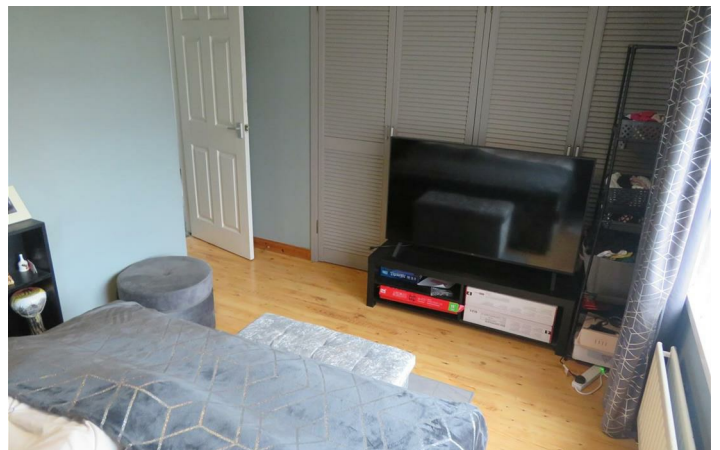
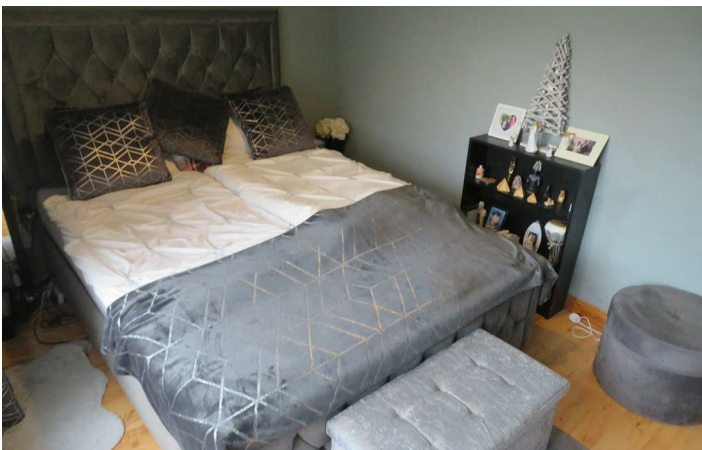
Shower Room

6'9 x 6'4 (2.06m x 1.93m)

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.

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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 