



## 9 Park Street

Lurgan, Craigavon, BT66 8BX

Located just a short distance from the heart of Lurgan town centre, this well-presented two-bedroom mid-terrace home offers convenience, comfort and excellent value for both first-time buyers and investors alike. With Lurgan Park and a range of local schools only a stone's throw away, the property enjoys an ideal setting for a variety of purchasers.

Internally, the home boasts a bright and modern open-plan ground floor layout, incorporating a stylish gloss-finished kitchen and spacious living area – perfect for contemporary living. The first floor comprises two well-proportioned bedrooms and a family bathroom.

Further enhancing the appeal is the additional second-floor storage space, offering fantastic potential for conversion into a home office, playroom or hobby area.

Presented in great order throughout, this is a superb opportunity to acquire a ready-to-move-into home in a highly convenient location.

**Offers in the region of £85,000**

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- Two bedroom mid terrace property in convenient town centre location
- Master bedroom with original iron fireplace
- Open plan ground floor
- Family bathroom
- Modern gloss kitchen
- Second floor storage

## Entrance

## Kitchen/Living Room

22'11 x 12'9 (6.99m x 3.89m)

## Landing

## Bedroom 1

11'10 x 7'8 (3.61m x 2.34m)

## Bedroom 2

10 x 6'8 (3.05m x 2.03m)

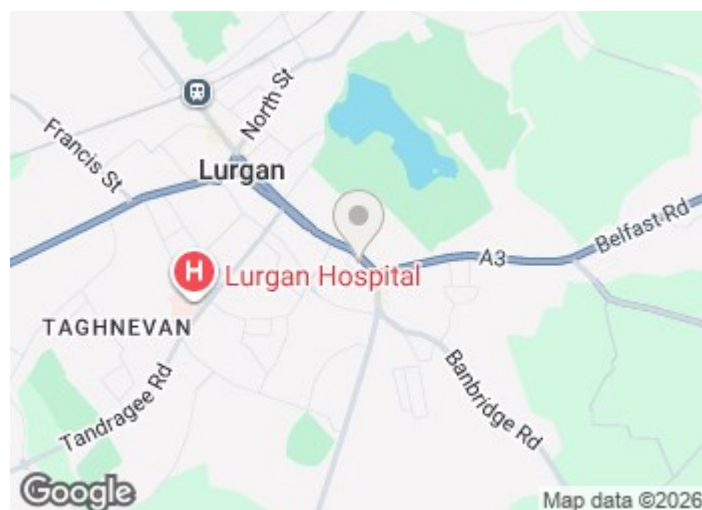
## Bathroom

7'5 x 5'10 (2.26m x 1.78m)

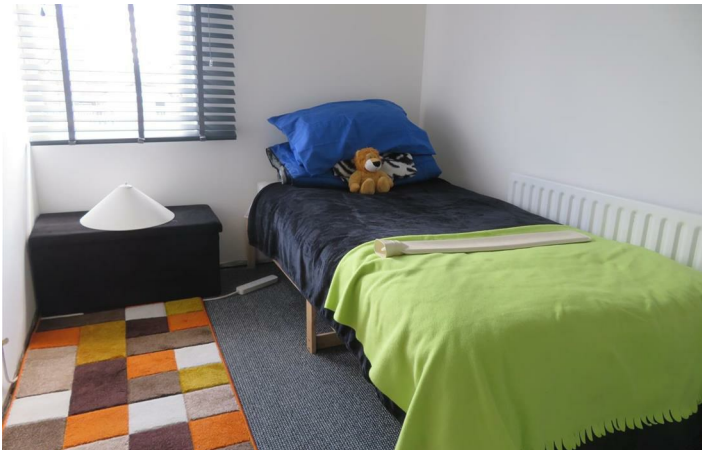
## Second Floor Storage

13 x 10'10 (3.96m 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.

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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 