



12 Festival Square , Lurgan, BT66 7DD

A superb opportunity to purchase this two bedroom flat in this popular residential area of Lurgan off the Avenue Road. Town centre with all amenities and the picturesque Lurgan Park within walking distance.

Ground floor accommodation comprises a modern kitchen with back door to rear. First floor accommodation comprises two bedrooms, bright living room with open fire, shower room and large storage room which was previously the kitchen.

In good order throughout, this two bedroom flat will appeal to investors and first time buyers alike. Viewing strongly recommended by the agent.

Asking price £85,000

12 Festival Square

, Lurgan, BT66 7DD



- Two bedrooms
- Shower room
- Oil fired central heating
- Attractive cream shaker style kitchen
- Solid oak internal doors
- Living room with open fire
- uPVC double glazed windows throughout

Entrance Hall:

Kitchen/Dining:

12'11" x 10'2"

Landing:

Living Room:

15'2" x 14'2"

Bedroom 1:

14'2" x 9'10"

Bedroom 2:

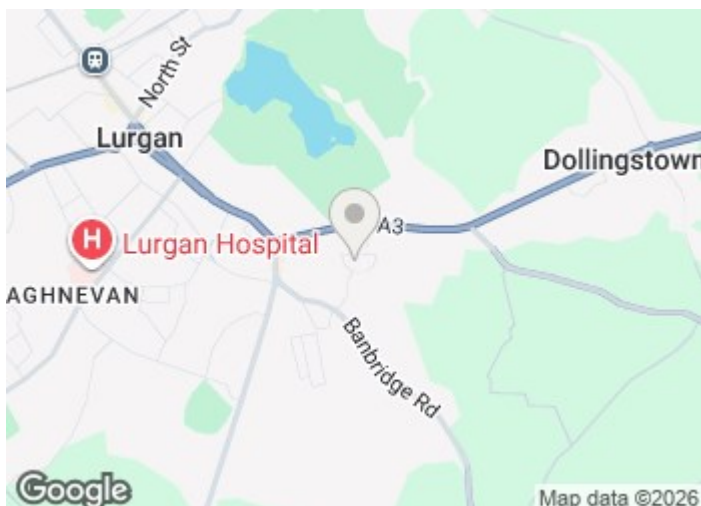
10' x 9'1"

Shower Room:

8'11" x 5'8"

Storage:

12'10" x 8'11"



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