

9261 2121
stewartestateagents.com

stewart
estate agents



12 ROSEWOOD PARK

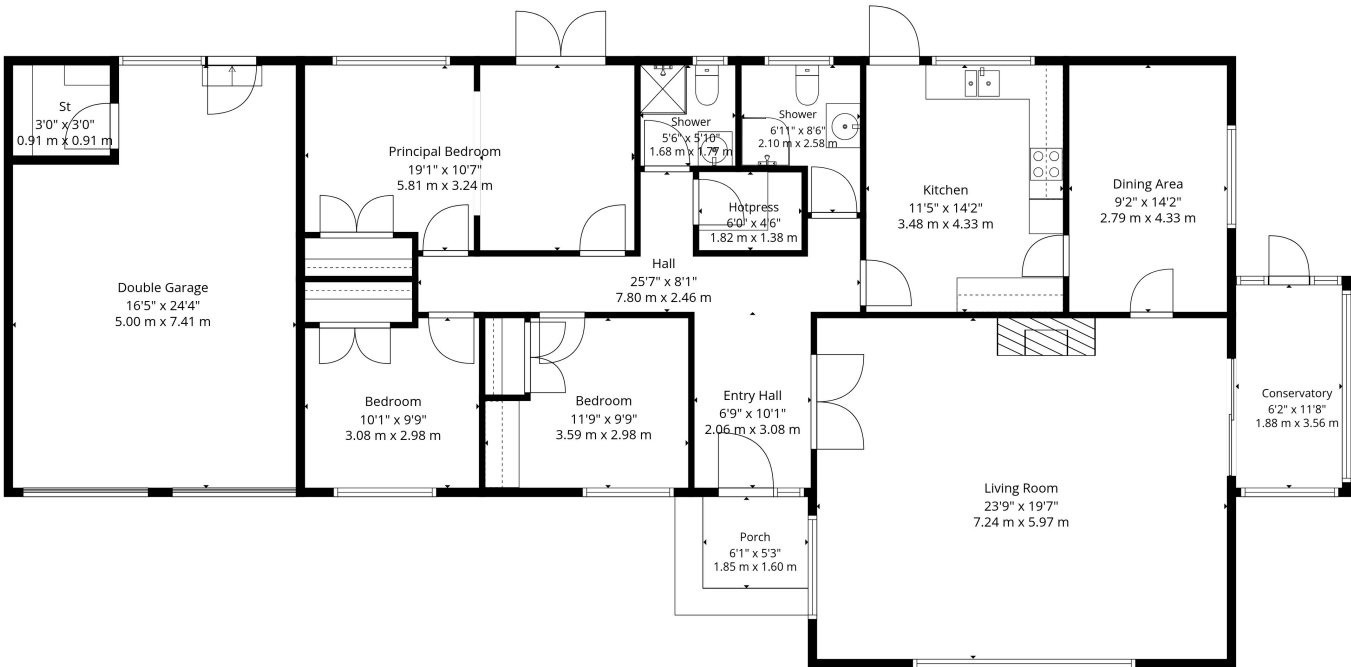
Lurgan BT66 7AQ



Offers around
£239,950







TOTAL: 1632 sq. ft, 152 m2
1st floor: 1632 sq. ft, 152 m2
EXCLUDED AREAS: DOUBLE GARAGE: 363 sq. ft, 34 m2, PORCH: 32 sq. ft, 3 m2, WALLS: 136 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

Description

A very handsome and most appealing detached bungalow, nestling beautifully within a highly respected and much admired residential development of quality homes, located just off Upper Toberhewny Lane and the Gilford Road, convenient to Lurgan town centre for all amenities including Lurgan's stunning Urban Park as well as an array of local schools and colleges and good road networks for neighbouring towns and villages. The property has a bright and spacious interior that has been meticulously maintained and wonderfully presented through out and will undoubtedly appeal to a wide spectrum of potential purchasers seeking a charming home with a spacious garden in a mature and leafy, exclusive setting.

Viewing a must!

Features:-

- A beautifully maintained and exceptionally well presented detached bungalow in a prime residential development
- Three spacious bedrooms. Master bedroom, originally two, was opened with an archway to create one bedroom, but could revert to a four bedroom layout if required. PVC double glazed double doors to the rear garden
- Bright and spacious hallway with an attractive laminate floor and a new composite front door and side panel. Double doors with glazed panels leading through to the living room
- Very spacious living room with a very attractive fireplace and matching hearth and a gas installed fire. Door leading to the lean to style conservatory
- Dining room with connecting door to the kitchen
- A very stylish mid century style Alwood Kitchen with a generous range of fitted high and low level units with a feature floral splash back. Built in double oven and inset hob and extractor fan. Glazed door to the rear garden
- Fully tiled shower room having a shower, WC and a wash hand basin
- Second shower room having attractive tiled walls. Shower cubicle, WC and wash hand basin
- Integral double garage with twin up and over garage doors. Store room. Door to the rear gardens
- Stunning mature and neatly manicured gardens to the front and rear. Lawns to the front and rear. Raised paved patio area. Tarmac driveway to the front
- PVC double glazed windows
- Oil fired central heating

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

