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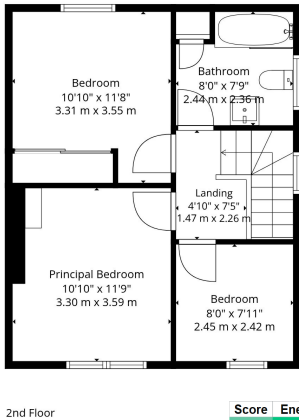
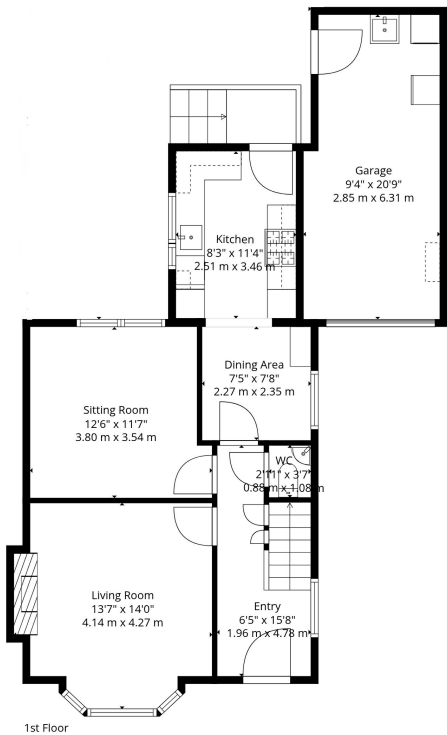
130 AVENUE ROAD

Lurgan BT66 7BJ

Offers over
£199,950







TOTAL: 1031 sq. ft, 95 m2
1st floor: 574 sq. ft, 53 m2, 2nd floor: 457 sq. ft, 42 m2
EXCLUDED AREAS: GARAGE: 184 sq. ft, 17 m2, PATIO: 391 sq. ft, 36 m2, FIREPLACE: 6 sq. ft, WALLS: 113 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	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

Description

This truly stunning and handsome semi detached home, beautifully maintained and wonderfully presented by the present owners who have skilfully created a contemporary yet charming and unique residence for modern living.

The property enjoys a fantastic position on the Avenue Road, just on the edge of Lurgan Town Centre and its beautiful urban park with walks, lake and leisure facilities as well as Kings Park Primary School. A wonderful opportunity for a wide spectrum of potential purchasers, this delightful home will immediately appeal for its bright and airy ambience and meticulous presentation through out.

Viewing a must!

Features:-

- Stunning semi-detached home with character
- Three bright and spacious bedrooms
- Elegant hallway with an attractive front door and spindled staircase to the first floor accommodation
- Bright and airy living room with bay window and a feature inset gas fire
- Separate dining room or family room or bedroom 4 if required
- Open plan kitchen with dining room having a contemporary range of fitted high and low level cabinetry with a built in eye level oven and grill, inset gas hob with extractor fan above. Built in fridge/freezer. Vaulted ceiling with roof lights. Rear door to the garden
- Bathroom on the first floor with a modern and stylish suite including a bath, WC and wash hand basin. Shower fitment over bath with shower screen. Attractive tiles. Tiled floor
- Attached garage with roller garage door and separate service door
- PVC double glazed windows
- Gas fired central heating
- Enclosed gardens laid out in lawns to the front and rear. Vegetable beds. Gateway to Demesne Avenue which has access to Lurgan Park. Tarmac driveway
- Ceilings extending to 2.7m



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.