



17 Margretta Park

Lurgan, Craigavon, BT66 8LB

A super opportunity to purchase this spacious three bedroom semi detached property with garage in this popular residential area of Lurgan. A range of local schools and the town centre within walking distance. Also convenient to a range of transport links.

Although requiring modernisation, this property offers generous accommodation which includes three good bedrooms, two reception rooms, open plan kitchen/dining and family bathroom. To the rear is the highly desired south facing garden, fully enclosed with matured plantings.

Viewing recommended to truly appreciate the potential.

£125,000

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- Three good bedrooms
- Family bathroom
- OFCH
- Open Plan Kitchen/Dining
- Garage
- uPVC Double Glazed Windows Throughout
- Two Reception Rooms
- South facing Rear Garden

Entrance Hall

Living Room

11'8" x 10'11"

Family Room

12'9" x 9'9"

Kitchen/Dining

18'4" x 7'

Stairs and Landing

Bedroom 1

13'1" x 10'

Bedroom 2

12'10" x 9'10"

Bedroom 3

9'9" x 6'11" (Deepest Points)

Bathroom

7'5" x 6'11"

Garage

17'8" x 9'11"

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.

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