



## 7 Knocknashane Park, Lurgan, Craigavon, County Armagh, BT66

7VV  
Asking Price £172,500

- Spacious Three Bedroom Semi Detached Family Home with a Detached Garage
- Kitchen/Dining Area with an Array of Fitted Units & Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Fully Enclosed & Private Rear Garden
- Suitable for Co-ownership
- Downstairs WC
- Three Piece Family Bathroom Suite
- Large Lounge Featuring an Open Fireplace & Bay Window
- Master Bedroom with an Ensuite
- Detached Garage (17'9" x 10'7")

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	

# 7 Knocknashane Park, Craigavon BT66 7XY

Hannath Estate Agents are delighted to present this three-bedroom semi-detached home with a detached garage. Upon entering, you will be greeted by a spacious lounge featuring an open fireplace and bay window, creating an inviting atmosphere ideal for hosting gatherings with family and friends. There is a kitchen and dining area, featuring high and low fitted units and a selection of integrated appliances. With a conveniently located downstairs WC.

Venturing upstairs, you will discover a master bedroom with an ensuite, two further well proportioned bedrooms and a three piece partially tiled family bathroom suite.



### **Hallway**

5'5" x 4'9"

Tiled. Radiator.

### **Lounge**

11'4" x 16'3"

Radiator. Carpet. Fireplace.

### **Kitchen/Dining**

16'12" x 14'4"

High & low units. Integrated appliances.

### **WC**

7'11" X 4'6"

Tiled.

### **Master Bedroom**

11'7" x 15'9"

Radiator. Carpet.

### **En-Suite**

7'7" x 5'7"

Tiled.

### **Bedroom Two**

8'12" x 10'2"

Radiator. Carpet.

### **Bedroom Three**

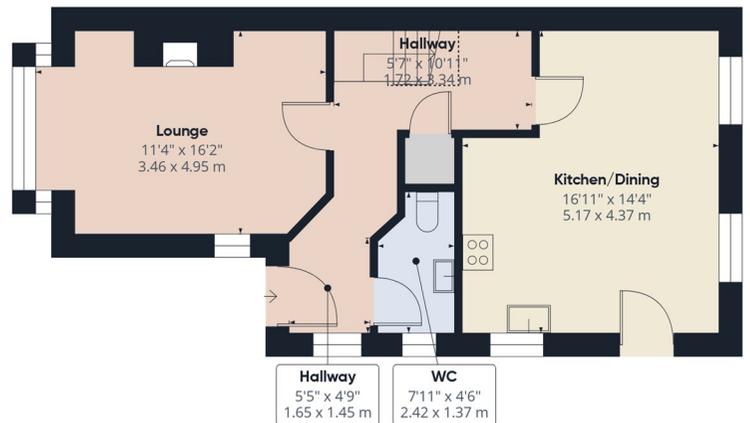
7'5" x 10'2"

Radiator. Carpet.

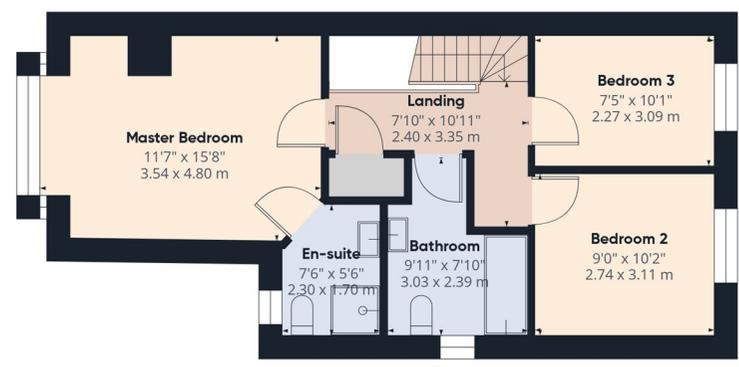
### **Bathroom**

9'11" x 6'10"

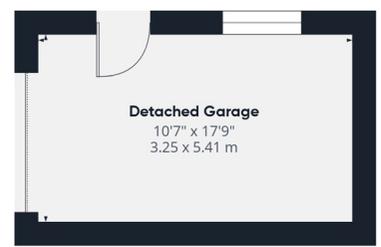
Three piece suite



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1241 ft<sup>2</sup>  
115.1 m<sup>2</sup>

**Reduced headroom**  
11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**