



86 Shankill Street, Lurgan, Craigavon, County Armagh, BT66 6EH

Offers Over £80,000

- Two Bedroom Family Townhouse
- Two Well Proportioned Bedrooms
- Outbuilding
- Viewing is Strictly via Agent
- Lounge/Dining Area Featuring an Electric Fireplace
- Three Piece Family Bathroom Suite
- Fully Enclosed Rear Garden
- Kitchen with an Array of High & Low Fitted Units
- Oil Fired Central Heating
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well as M1 Interchange.

Hannath

Hallway
3'7" x 3'6"
1.09 x 1.07 m

Lounge/Dining
20'1" x 13'5"
6.13 x 4.10 m

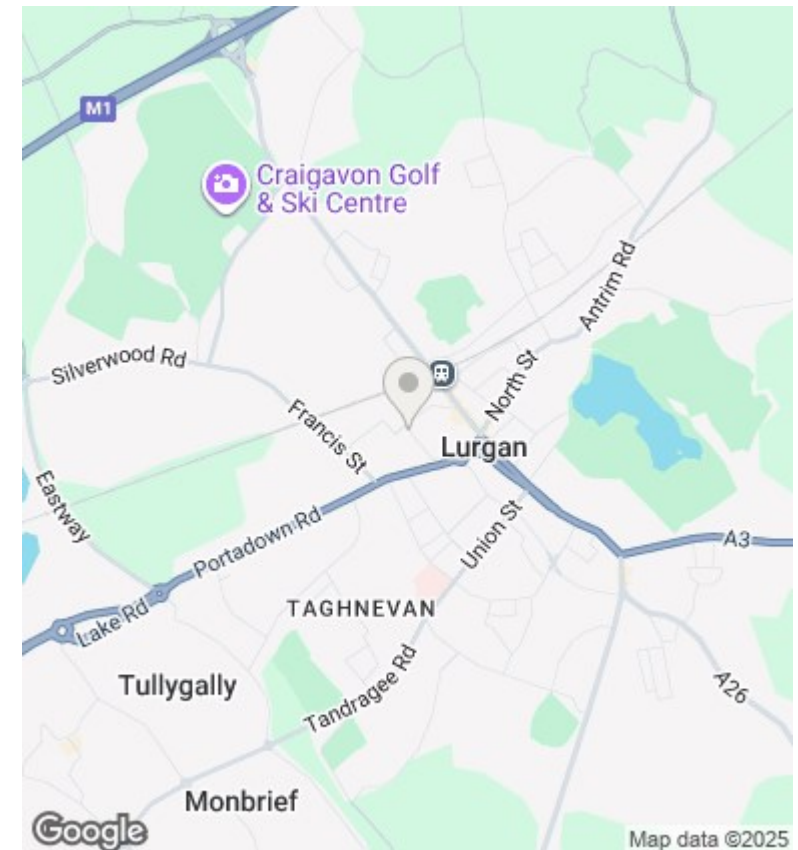
Kitchen
9'7" x 11'8"
2.93 x 3.57 m

Approximate total area⁽¹⁾
369 ft²
34.3 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
GIRAFFE360

Ground Floor Building 1



Directions

Located off Shankill Street, Lurgan Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well as M1 Interchange.

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

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	