

## 18 Charles Baron Crescent

### Lurgan, Craigavon, BT66 7FP

Jones Estate agents are delighted to introduce onto the market this three bedroom semi-detached property located in this popular residential area of Lurgan. Close to all local amenities including a range of schools, shops, bus stops and the picturesque Lurgan Park.

Offering great accommodation with three bedrooms, master with ensuite, open plan living, kitchen, dining and family bathroom. Spacious enclosed rear garden with patio area for those summer BBQ's!

This family home will appeal to many.

Early viewing is highly recommended by the agent.

**£160,000**

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- Three Bedrooms, Master With Ensuite
- Downstairs WC
- Oil Fired Central Heating
- Living Room
- Family Bathroom
- uPVC Double Glazed Windows Throughout
- Kitchen/Dining
- Fully Enclosed Rear Garden

## Entrance Hall

## Living Room

14' x 10'5"

## Kitchen/Dining

17'9" x 11'6"

## Downstairs WC

## Stairs and Landing

## Bedroom 1

11'3" x 10'5"

## Ensuite

## Bedroom 2

11' x 10'3"

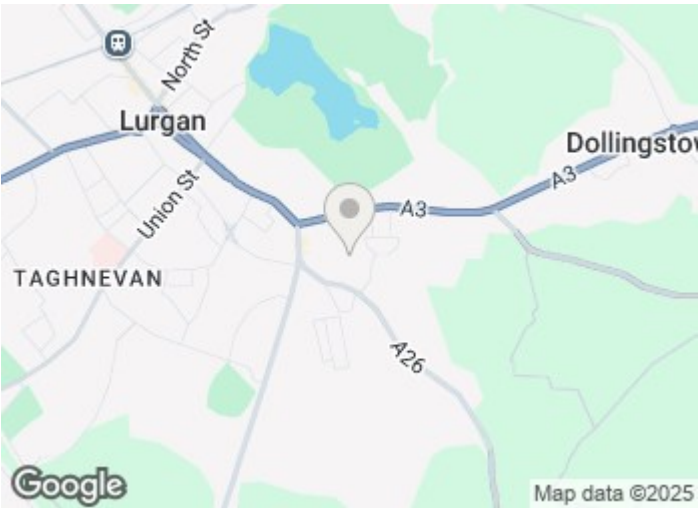
## Bedroom 3

7'9" x 6'10"

## Bathroom

7'4" x 6'9"

## 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.

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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