



## 14 Derry Park Lane Lough Road, Lurgan, Craigavon, County

Asking Price £194,950

- Beautiful presented four bedroom semi-detached family home of approx 1260sqft
- Downstairs W.C.
- PVC double glazed windows
- Viewing is via private appointment only
- Spacious living room with feature fireplace
- Master bedroom with ensuite, additional bedroom and bathroom suite on the first floor
- Brick paved driveway & rear garden offering a low maintenance approach
- Modern kitchen/dining area with an array of wall and base units
- Furthermore, two double bedrooms and WC on the second floor
- Desirable location just off the Lough Road within walking distance to Lurgan Train Station & Town Centre



**Hannath**

Approximate total area<sup>(1)</sup>  
422.91 ft<sup>2</sup>  
39.29 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

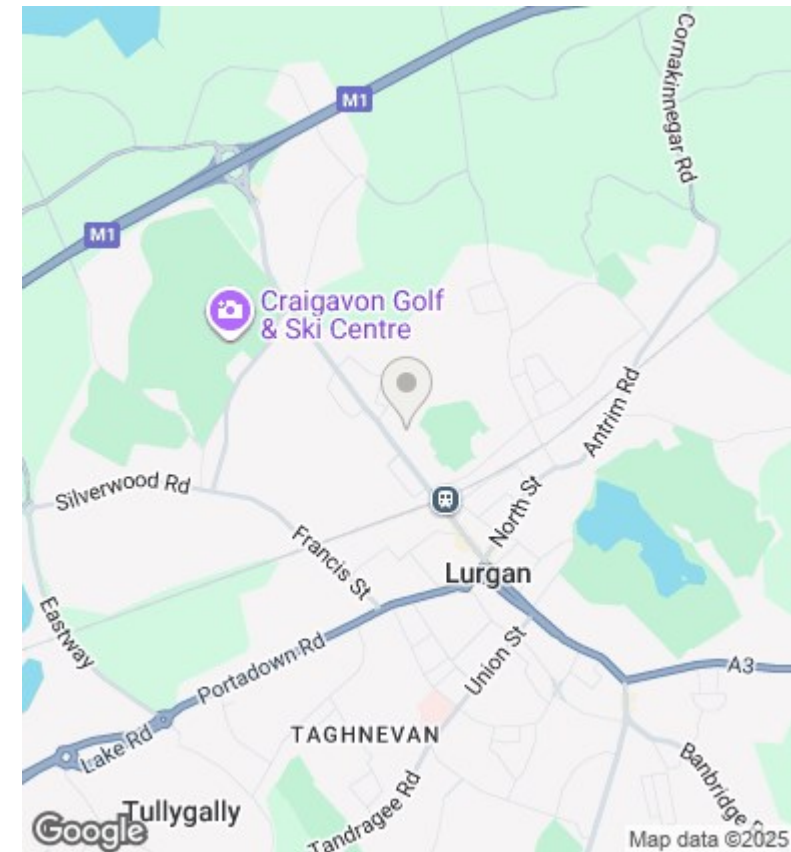
**Hallway**  
3'8" x 5'11"  
1.12 x 1.81 m

**Hallway**  
4'6" x 5'11"  
1.39 x 1.81 m

**WC**  
3'7" x 4'11"  
1.12 x 1.50 m

**Living Room**  
14'4" x 13'3"  
4.38 x 4.06 m

**Kitchen**  
13'8" x 11'3"  
4.18 x 3.45 m



## Directions

## Viewings

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

## Council Tax Band

Northern Ireland

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	78
(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