



Hannath



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

Armagh, BT66 6TA
Asking Price £204,950

- Beautiful presented four bedroom semi-detached family home of approx 1260sqft
- Downstairs W.C.
- PVC double glazed windows
- 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

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	

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Hannath are delighted to welcome to the market this beautiful Georgian style, four bedroom semi-detached home of approx. 1216 sq. ft located in this exclusive development. A larger semi-detached property which is arranged over three floors, immaculately presented throughout this property comprises of a spacious living room, modern kitchen/dining boasting a range of wall and base units with integrated appliances and downstairs W.C. On the first floor there are two double bedrooms including a master bedroom with en-suite and family bathroom. Furthermore, on the second floor there are two more double bedrooms & WC.

This property is sure to attract much interest from first time buyers and young families alike.



Entrance Hall

5'11x4'6

Tiled flooring, radiator

Living Room

14'4x13'3

Feature fireplace, wood laminate flooring, radiator

Kitchen/Diner

13'8x11'3

Range of high and low level units, some integrated appliances, space for washing machine and fridge freezer, wood laminate flooring, radiator

W.C.

4'11x3'7

Wash hand basin, w.c., tiled flooring, radiator

Landing

19'0x6'3

In carpet

Master Bedroom

11'2x10'6

In carpet, radiator

En-suite

8'10x3'0

Three piece suite, shower cubicle, wash hand basin, w.c., radiator

Bedroom 2

11'2x10'0

In carpet, radiator

Bathroom

6'10x5'6

Three piece suite comprising shower over bath, wash hand basin, w.c., part tiled walls, heated towel rail

3rd Floor Landing

7'1x3'2

In carpet

Bedroom 3

12'9x8'9

Wood laminate flooring, radiator, velux window

Bedroom 4

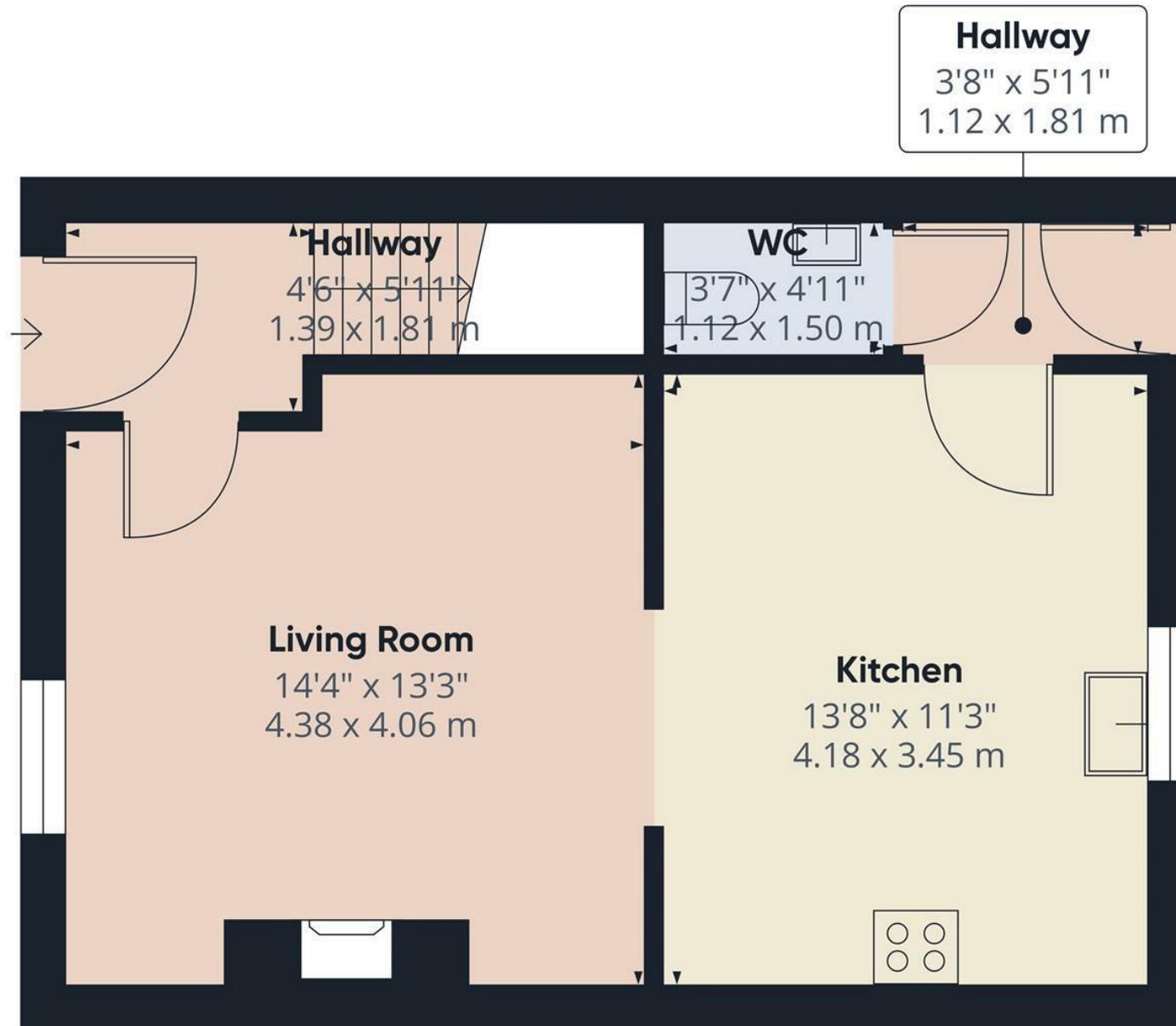
10'4x8'4

Wood laminate flooring, radiator, velux window

W.C.

7'8x4'10

Wash hand basin, w.c., radiator, velux window



Ground Floor

Approximate total area⁽¹⁾
422.91 ft²
39.29 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 are based on RICS IPMS 3C standard.

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