



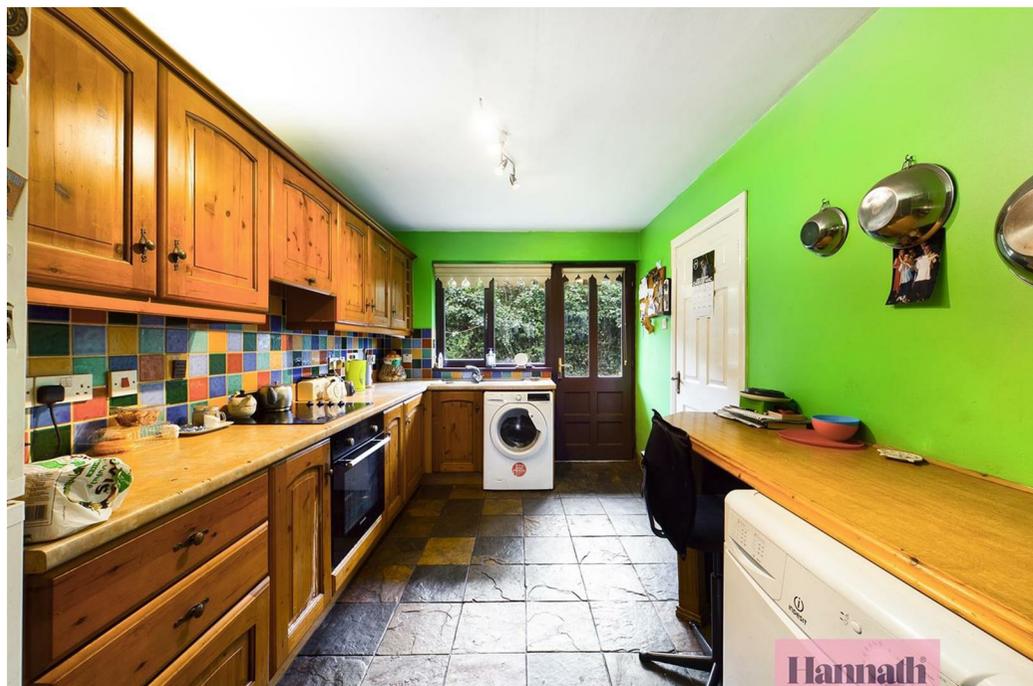
58 Rectory Park (CASH BUYERS ONLY), Lurgan, Lurgan, County Armagh, BT66 6HD Offers In Excess Of £115,000

- Cash Buyers Only
- Three well proportioned first floor bedrooms
- Oil fired central heating
- Spacious Three Bedroom Semi-Detached
- Partially tiled three piece bathroom suite
- Popular residential location conveniently located in Lurgan town centre
- Spacious living room with feature fireplace
- Fully enclosed & private rear garden
- Off street parking

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	

58 Rectory Park (CASH BUYERS ONLY), Lurgan BT66 6HP

Hannath welcome to the market this three bedroom semi-detached chalet bungalow of approx 950 sq.ft. Offering generous living accommodation throughout this property comprising of a spacious living room with a feature fire place and kitchen/diner with an array of wall and base units. On the first floor there are three well proportioned bedrooms with a partially tiled three piece bathroom. This property further benefits from fully enclosed front and rear gardens, off street parking and oil fired central heating. Ideal for first time buyers or investors. Early viewings are highly recommended.



Entrance Hallway

14'7" x 6'5"

Via glazed door. Wooden flooring. Single panel radiator. Under stair storage. Staircase leading to first floor.

Living Room

17'4" x 11'10"

Front aspect room. Wooden flooring. Double panel radiator.

Kitchen

12'9" x 8'8"

A range of high & low level units. Stainless steel tap & drainer. Tiled flooring. Double panel radiator.

Dining Room

12'8" x 9'6"

Rear aspect room. Wooden flooring. Single panel radiator.

First Floor Landing

2'11" x 10'11"

Wooden flooring. Access to hot press & roof space.

Bathroom

8'0" x 6'0"

Three piece family suite comprising of; panel bath, low flush WC and pedestal wash hand basin. Tiled partially. Single panel radiator.

Bedroom

10'8" x 6'9"

Rear aspect room. Wooden flooring. Single panel radiator.

Bedroom

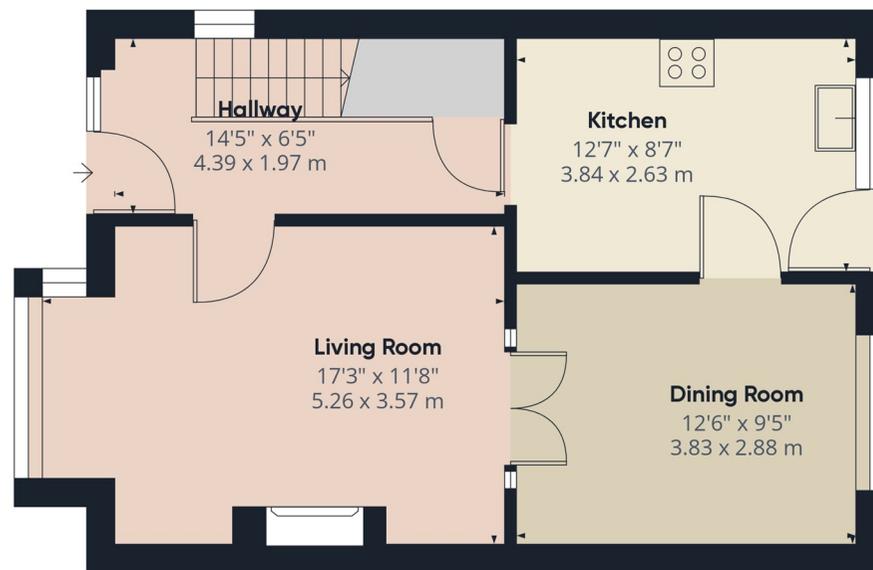
11'0" x 11'7"

Rear aspect room. Wooden flooring. Single panel radiator.

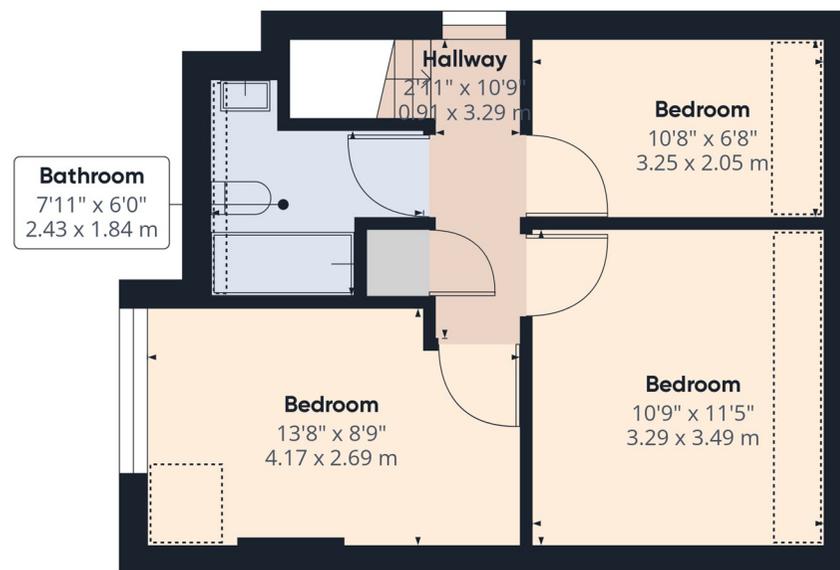
Bedroom

13'10" x 8'11"

Front aspect room. Wooden panel flooring. Single panel radiator.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

916.83 ft²
85.18 m²

Reduced headroom

43.28 ft²
4.02 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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