



## 7 Pines Park , Lurgan, BT66 7BP

This attractive three-bedroom semi-detached home is ideally located within comfortable walking distance of Lurgan town centre, a range of well-regarded local schools and the picturesque Lurgan Park. The property also benefits from excellent commuter links, with convenient access to Moira and the M1 motorway network as well as Lurgan railway station.

Internally, the home offers well-proportioned accommodation. At the heart of the property is a spacious kitchen diner, ideal for family living and entertaining. The living room features a charming bay window and a stove, creating a warm and inviting space. A ground floor WC adds to the practical layout.

On the first floor, there are three good-sized bedrooms along with a family bathroom. This property would make an excellent choice for families, first-time buyers or those seeking a convenient yet pleasant residential setting close to local amenities.

**Offers over £164,950**

# 7 Pines Park

, Lurgan, BT66 7BP



- Three bedroom semi detached property within walking distance of town centre and local park
- Warm reception room with stove and feature bay window
- Spacious kitchen with integrated appliances
- Ground floor WC
- First floor family bathroom
- Garage
- Oil fired central heating
- Private rear garden with patio

## Entrance Hall

## Ground Floor WC

## Living Room

15'5 x 11'8 (4.70m x 3.56m)

## Kitchen/Dining

19'8 x 11'8 (5.99m x 3.56m)

## Landing

## Bedroom 1

13'1 x 11'8 (3.99m x 3.56m)

## Bedroom 2

11'9 x 9'5 (3.58m x 2.87m)

## Bedroom 3

9'7 x 7'9 (2.92m x 2.36m)

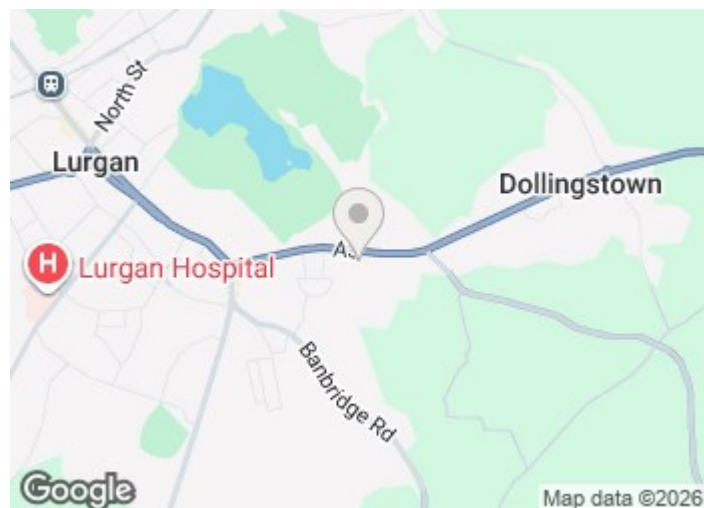
## Bathroom

9'11 x 5'8 (3.02m x 1.73m)

## Garage

15'11 x 8'2 (4.85m x 2.49m)

## 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.

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