

## 6 Bowens Lane

Lurgan, Craigavon, BT66 7JA

Jones Estate Agents are delighted to introduce on to the market this four bedroom detached family home situated in this sought after address off the desirable Banbridge Road in Lurgan. Conveniently located for ease of access to both Lurgan town centre and the village of Waringstown.

This immaculately presented family home is finished to an exceptional modern and contemporary standard and is sure to impress even the most discerning of viewers. Thoughtfully designed and beautifully styled throughout, the property showcases an enviable kitchen that forms the heart of the home, complemented by a host of chic and stylish finishing touches that truly set it apart.

The warm and inviting living room features a statement stove, creating a welcoming space for both relaxation and entertaining.

On the first floor, the impressive master bedroom benefits from a stylish ensuite, while the remaining bedrooms are well-proportioned and served by a modern family bathroom. This exceptional home seamlessly blends contemporary living with comfort and functionality, offering an outstanding opportunity for family living.

Early viewing comes highly recommended by the agent.

**Offers in the region of £259,950**

# 6 Bowens Lane

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- Superb four bedroom detached family home
- Ground floor WC
- Enclosed rear
- Living room with attractive stove
- Utility room
- Generous tarmac driveway
- Spacious modern kitchen with access to patio
- Modern first floor family bathroom

## Entrance Hall

## Ground Floor WC

## Living Room

15'7 x 12'3 (4.75m x 3.73m)

## Kitchen/Dining

19'3 x 16'11 (5.87m x 5.16m)

## Utility Room

## Landing

## Bedroom 1

12'5 x 12'4 (3.78m x 3.76m)

## Ensuite

9'5 x 3'10 (2.87m x 1.17m)

## Bedroom 2

10'1 x 10'1 (3.07m x 3.07m)

## Bedroom 3

10'1 x 8'9 (3.07m x 2.67m)

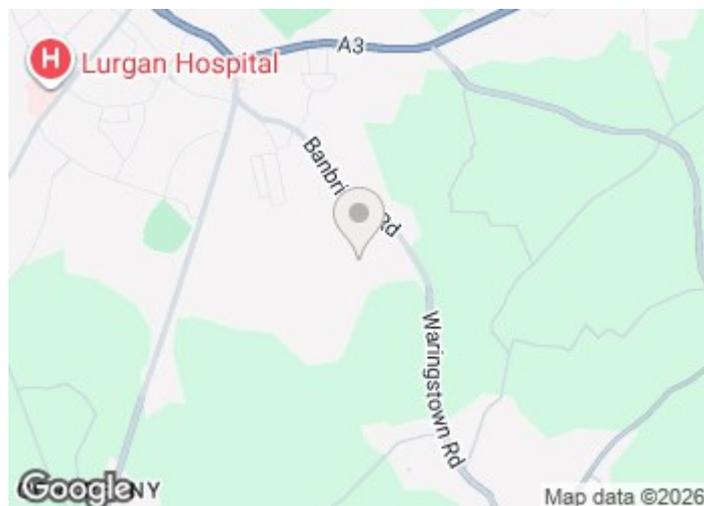
## Bedroom 4

7'3 x 6'10 (2.21m x 2.08m)

## Bathroom

12'3 x 6'8 (deepest points) (3.73m x 2.03m (deepest points))

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	