

## 192 The Hollows , Lurgan, BT66 7FU

This modern three-bedroom detached home is set within a popular new-build development just off the highly sought-after Gilford Road in Lurgan. Town centre and a range of local schools well within walking distance.

Formerly the desirable Behan house type, the property offers well-proportioned and contemporary accommodation throughout boasting large full length windows. The ground floor comprises a bright and attractive kitchen with stylish grey fitted units, integrated appliances and double patio doors opening to the rear garden, alongside a separate utility room and a convenient ground floor WC. Upstairs, there are three generously sized bedrooms, including a master bedroom with ensuite shower room.

Externally, the property benefits from a large, fully enclosed rear garden with a generous lawn, making it an ideal choice for young families or those seeking outdoor space.

**Offers in the region of £210,000**

# 192 The Hollows , Lurgan, BT66 7FU



- Modern three bedroom detached property in highly sought after new build development
- Living room with attractive stove
- Ground floor WC
- Master bedroom with ensuite
- Spacious kitchen/dining with integrated appliances
- Gas fired central heating
- Bright and well appointed accommodation
- Utility room
- Large enclosed rear garden boasting generous lawn and patio area

Entrance Hall

Living Room

15'3 x 12'3 (4.65m x 3.73m)

Ground Floor WC

Kitchen/Dining

19'4 x 14 (5.89m x 4.27m)

Utility Room

6' x 5'11 (1.83m x 1.80m)

Landing

Bedroom 1

12'4 x 12'3 (3.76m x 3.73m)

Ensuite Shower

Bedroom 2

12'3 x 11'6 (3.73m x 3.51m)

Bedroom 3

8'9 x 6'8 (2.67m x 2.03m)

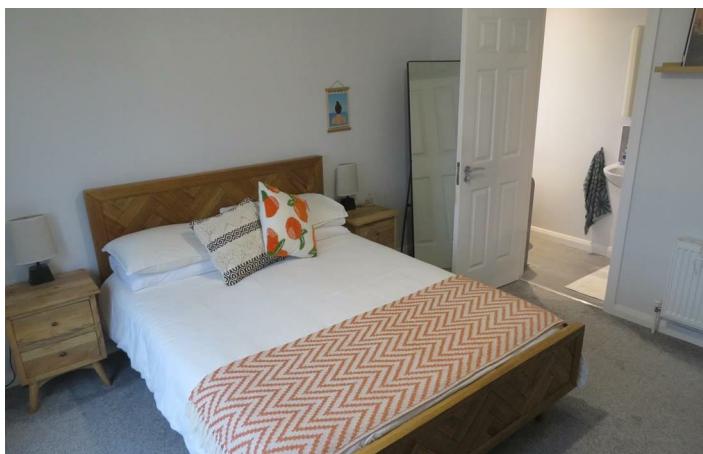
Bathroom

7'10 x 6'8 (2.39m x 2.03m)

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.

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