



## 34 Birchdale Manor , Lurgan, BT66 7SY

A superb opportunity for both first-time buyers and investors alike, this attractive three-bedroom semi-detached home is ideally located in a highly sought-after residential area. The property offers well-proportioned and modern living accommodation throughout, including a bright and spacious living room complete with a charming open fire, perfect for cosy evenings. The generous kitchen is fitted with a range of integrated appliances and provides ample dining space, making it ideal for everyday family life and entertaining. Upstairs, the home boasts three comfortable bedrooms, including a master bedroom with ensuite, along with a well-appointed family bathroom. A convenient ground floor WC adds to the practicality of the layout. Externally, the property is set on an excellent corner site, offering generous off-street parking. The side and rear gardens are a standout feature, enjoying sun throughout the day and providing excellent outdoor space for relaxation or further potential. This is good home in a popular location, combining comfort, convenience, and strong investment appeal.

Offers over £155,000

# 34 Birchdale Manor

, Lurgan, BT66 7SY



- Three bedroom semi detached property in popular residential area
- Kitchen with integrated appliances and casual dining
- Oil fired central heating
- Master bedroom with ensuite
- Ground floor WC
- Ample off street parking
- Living room with open fire
- First floor family bathroom
- Super corner site

## Entrance Hall

## Living Room

15'6 x 13 (4.72m x 3.96m)

## Kitchen/Dining

16'6 x 12'6 (5.03m x 3.81m)

## Ground Floor WC

## Landing

## Bedroom 1

14'8 x 9'7 (4.47m x 2.92m)

## Ensuite

6'2 x 5'8 (1.88m x 1.73m)

## Bedroom 2

13'3 x 9'2 (4.04m x 2.79m)

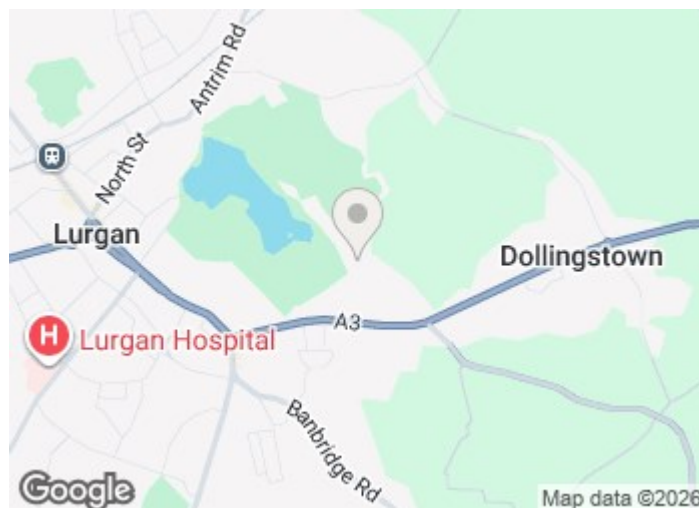
## Bedroom 3

9'5 x 7'1 (2.87m x 2.16m)

## Bathroom

9'4 x 6'9 (2.84m x 2.06m)

## 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.

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