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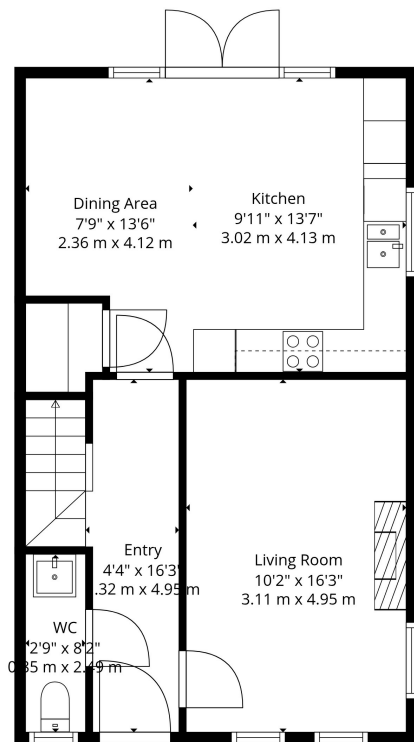
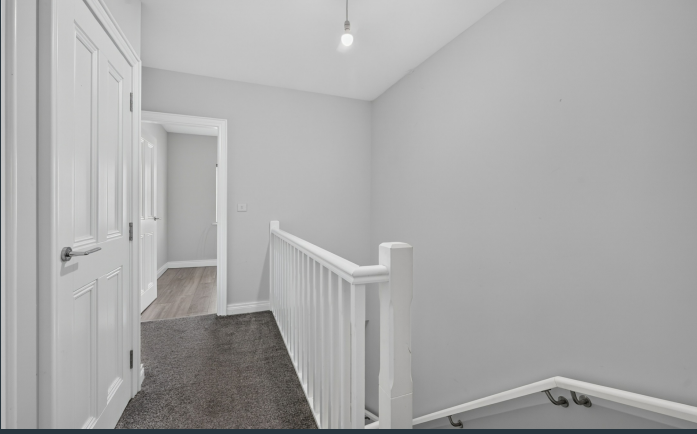


42 FOXLEIGH WOOD
Cornakinnegar Road Lurgan BT67 9GW

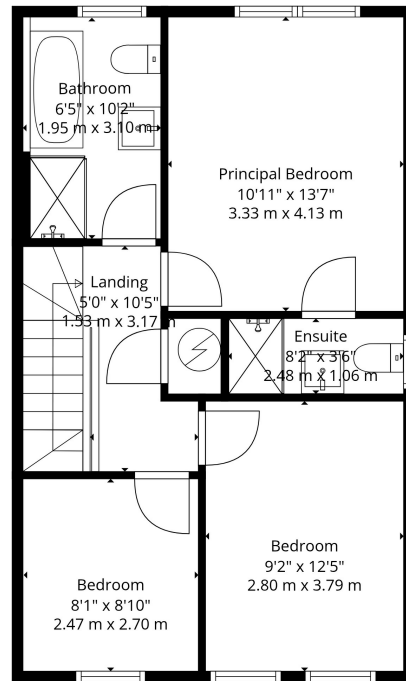
Offers around
£259,950







1st Floor



2nd Floor

TOTAL: 1062 sq. ft, 98 m2
 1st floor: 531 sq. ft, 49 m2, 2nd floor: 531 sq. ft, 49 m2
 EXCLUDED AREAS: WALLS: 82 sq. ft, 8 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Foxleigh Wood is a truly magnificent and exclusive residential development of beautiful homes, enjoying its stunning, mature and leafy setting just off the Cornakinnegar Road and on the edge of Lurgan Town Centre, convenient to Lurgan Golf Club, Lurgan Park as well as St Ronan's College and St Teresa's Primary School.

The property has a bright and contemporary interior for modern living, including an open plan kitchen with dining area with a large feature window with double doors leading out into a spacious rear garden.

An elegant living room has an inset cast iron stove and the principle bedroom has an modern ensuite shower room, whilst a modern style bathroom has a contemporary suite including a free standing bath and separate shower cubicle.

A spacious mature garden will immediately appeal and viewing is very highly recommended!

Features:-

- Stunning semi-detached home in a prime residential development
- Three spacious bedrooms, master bedroom with ensuite shower room
- Bright entrance hallway with spindled stair case to the first floor accommodation. Tiled floor
- Downstairs WC with wash hand basin
- Attractive living room with a feature inset cast iron stove
- Open plan kitchen with beautifully fitted shaker style kitchen units have a generous range of high and low level cabinetry. Built in oven and an inset hob with extractor fan above. Built in dishwasher. Built in fridge/freezer. Walk in store room. Feature window with double glaze double doors to the rear garden
- Stunning bathroom with a contemporary style suite including a free standing bath, WC and vanity wash hand basin. Shower cubicle with shower fitment
- Attractive panelled interior doors
- PVC double glazed windows
- Gas fired central heating
- Neat gardens to the front and rear with an extended mature garden with existing mature trees to the rear



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.