

13 Drummiller View  
Lurganare  
NEWRY BT34 1RS

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property services



This charming three bedroom semi-detached dwelling occupies a semi-rural location in the centre of Lurganare village within easy commuting distance of Newry city and is just 1.5 miles off the main A1 Belfast / Dublin motorway. Features include oil heating, double glazed windows, modern kitchen and bathroom.

The sale would be ideally suited to first time buyers, family use or the investor market. Internal inspection is highly recommended by the selling agents as keen interest is anticipated.

for sale



3



1



2

£130,000

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### Entrance Hall

Laminate floor. Telephone point.

### Downstairs W.C.

8' 0" x 2' 6" (2.44m x 0.76m)

Toilet and wash hand basin. Tiled floor and extractor fan.

### Lounge

13' 2" x 13' 8" (4.01m x 4.16m)

Mahogany fireplace with tiled hearth and wood burning stove. Laminate floor. Light dimmer switch and television point.

### Kitchen/Diner

13' 4" x 13' 2" (4.06m x 4.01m)

Modern range of high and low level kitchen units, built in oven, hob and fan. Fully tiled floor and part tiled walls.

### Utility room

8' 5" x 4' 10" (2.56m x 1.47m)

Range of fitted units and plumbed for washing machine. Tiled floor and door to rear.

### First Floor

Landing - Hotpress off.

### Bedroom 1 - To Front

10' 8" x 13' 8" (3.25m x 4.16m)

Laminate floor and built in wardrobe.

### Bedroom 2

9' 8" at longest x 10' 9" at widest (2.94m x 3.27m)

Laminate floor and built in wardrobe.

### Bedroom 3 - To Rear

13' 3" x 10' 7" (4.04m x 3.22m)

Laminate floor.

### Bathroom

9' 0" at longest x 9' 0" at widest (2.74m x 2.74m)

White bath, toilet, wash hand basin and walk in shower. Fully tiled floor and shower.

### External

Garden area in gravel stones with paved patio. Outside light and watertap. Garden area to front and tarmacadam parking area.

### Price:

Offers around £130,000

Ref: 3883

### Features:

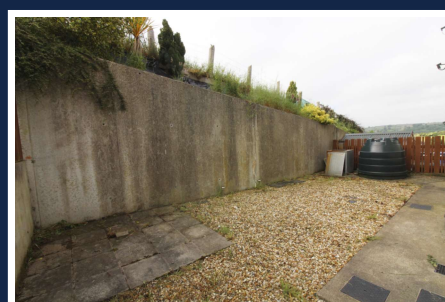
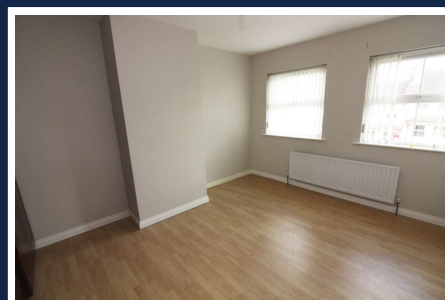
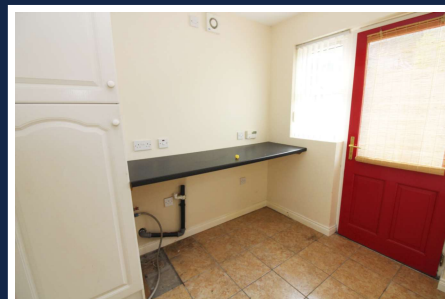
- \*Oil Fired Central Heating
- \*PVC Double Glazed Windows
- \*PVC Fascia and Downpipes
- \*White Panelled Internal Doors
- \*Carpets and Blinds Included
- \*Good Decorative Order
- \*Alarm System Fitted
- \*Close to Local Shop and Primary School
- \*Easy Driving Distance to A1 Belfast / Dublin Motorway

### Appointments:

Please call (028) 30260565

Mon – Fri 9am to 5.30 pm

Sat 9.30am to 12 noon



**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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EPC TO FOLLOW

