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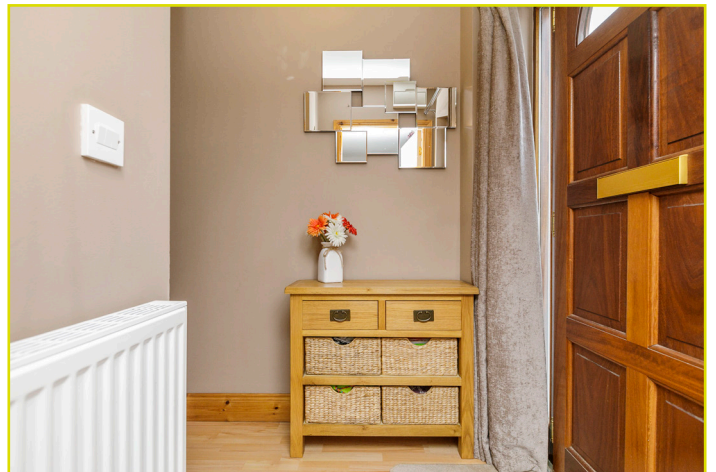
35 Birchdale Manor

Lurgan, BT66 7SY

Asking Price £109,950

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Close To Lurgan Town Centre
- Ease Of Access To Main Arterial Routes
- Bright And Spacious Living Room With Feature Fireplace
- Modern Kitchen With Dining Area And Doors To Rear Garden
- Three Bedrooms (Master With Ensuite)
- First Floor Family Bathroom
- Downstairs W.C
- Private And Enclosed Rear Garden With Patio
- Driveway Parking For Several Cars
- Double Glazing
- Oil Fired Central Heating
- Early Viewing Advised





SUMMARY

Well-presented semi-detached family home perfectly positioned within the ever popular Birchdale development. The property offers ease of access to Lurgan town centre, main arterial routes and public transport services.

The accommodation briefly comprises of a bright and spacious living room, modern kitchen with dining area and WC on the ground floor. Three bedrooms (master with ensuite) and a well-appointed bathroom are to the first floor.

The property further benefits from driveway parking to the front and a private, enclosed rear garden laid in lawn with a brick paviour patio.

Early viewing advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Wooden front door, laminate wooden floor

LIVING ROOM: 13' 8" x 13' 0" (4.17m x 3.96m)

Feature fireplace with wooden mantle and granite hearth, laminate wooden floor

W.C:

Low flush WC, wash hand basin with chrome taps and tiled floor.

KITCHEN WITH DINING AREA: 16' 6" x 12' 5" (5.03m x 3.78m)

Excellent range of high and low level units with chrome handles, formica work surfaces, stainless steel sink unit. integrated oven and four ring halogen hob with chrome extractor fan over, integrated dishwasher, plumbed for washing machine, partly tiled walls, tiled floor.

First Floor

BATHROOM:

Panel bath with chrome taps, pedestal wash hand basin with chrome taps and tiled splash back, partly tiled walls, vinyl floor, hot press.

LANDING:

Roof space access.

BEDROOM (1): 13' 1" x 9' 6" (3.99m x 2.9m)

ENSUITE SHOWER ROOM:

Low flush wc, shower cubicle, pedestal wash hand basin with chrome taps and tiled splash back, tiled floor, partly tiled walls.

BEDROOM (2): 13' 2" x 9' 2" (4.01m x 2.79m)

BEDROOM (3): 9' 4" x 7' 1" (2.84m x 2.16m)

Spot lighting

Outside

- Driveway parking for two cars.
- Private and enclosed rear garden laid in lawn with brick paviour patio, timber fencing.





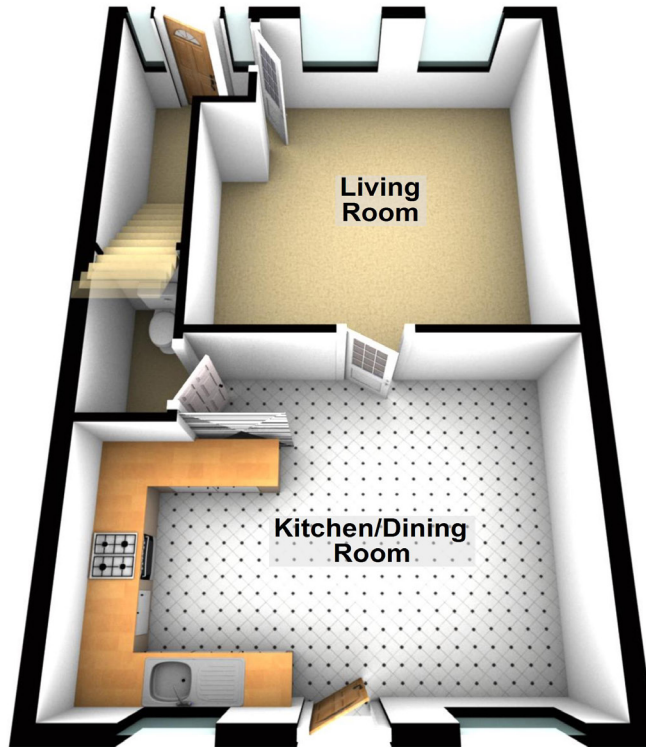




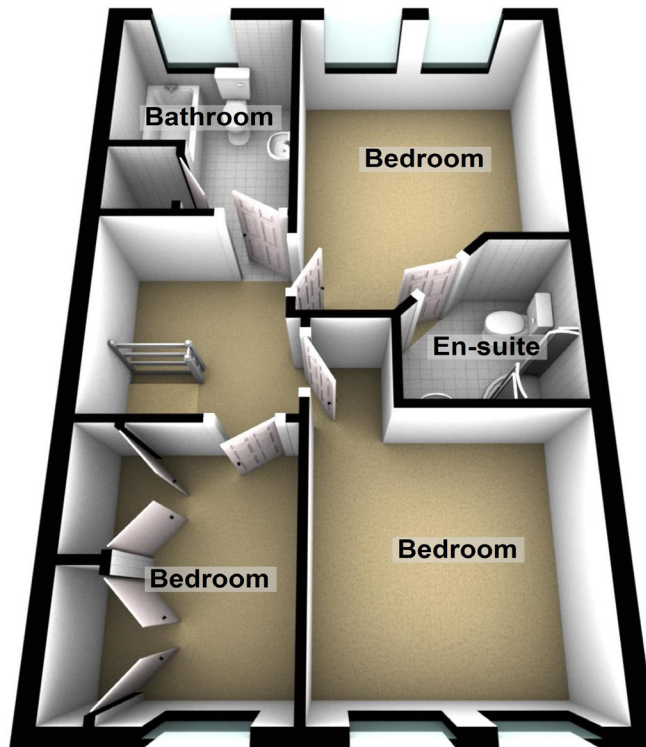


FLOOR PLANS (NOT TO SCALE)

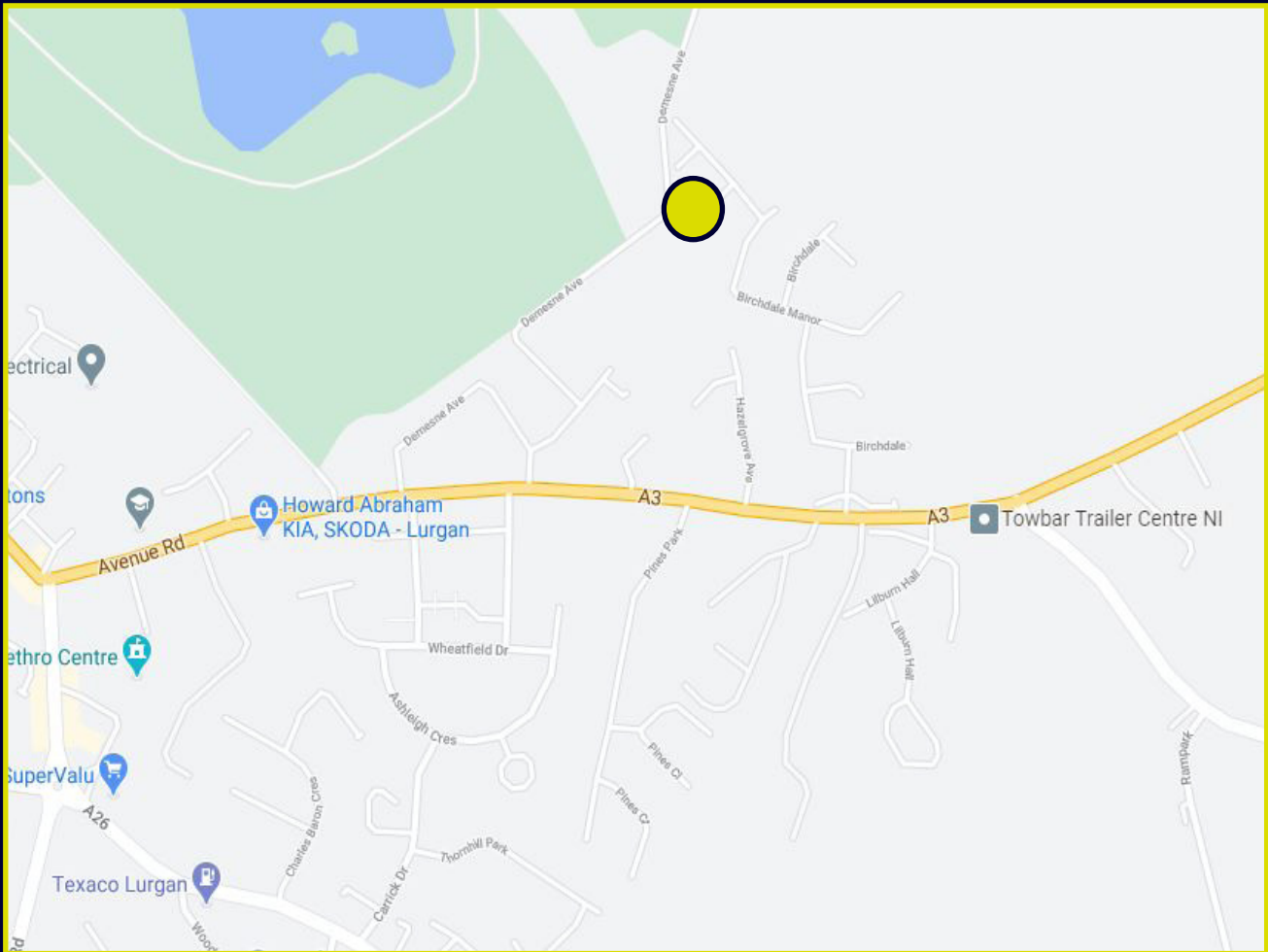
Ground Floor



First Floor



LOCATION MAP



EPC

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

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