

125 The Hollows

Lurgan, Craigavon, BT66 7FU

Jones Estate Agents welcomes the market this superb four bedroom semi detached home in the popular development on the Gilford Road, Lurgan. In a great location for local amenities including shops and schools. Also with access to the M1 just a short drive away this property is ideal for those who need to commute.

This home is in fantastic order throughout, immaculately presented and finished to a high standard. Offering ample living accommodation with a spacious living room, modern kitchen/dining, a separate utility room and downstairs WC completes the ground floor. Four bedrooms, master with ensuite and modern family bathroom are found on the first floor. Outside offer a great enclosed rear garden laid in lawn and spacious tarmac driveway. This modern home ticks all the boxes, with nothing to do but move in! Early viewing strongly advised to avoid disappointment.

Offers in the region of £195,000

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- Four bedrooms, master with ensuite
- Utility room
- Gas fired central heating
- Living room with multi fuel stove
- Ground floor WC
- Double glazed throughout
- Spacious kitchen/dining
- Enclosed rear garden

Living Room

15'6 x 12'4 (4.72m x 3.76m)

Kitchen

19'7 x 16'1 (5.97m x 4.90m)

Utility

Ground Floor WC

Bedroom 1

12'5 x 11'10 (3.78m x 3.61m)

Ensuite

Bedroom 2

10'4 x 10 (3.15m x 3.05m)

Bedroom 3

10'4 x 8'11 (3.15m x 2.72m)

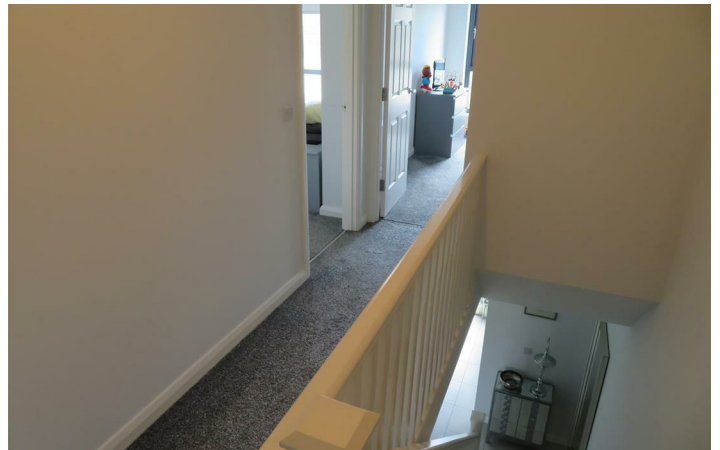
Bedroom 4

12'2 x 8'1 (3.71m x 2.46m)

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 