



## 58 Rectory Park, Lurgan, Lurgan, County Armagh, BT66 6HP

Offers In Excess Of £119,950

- Three bedroom semi detached chalet bungalow of approx 950 sq ft
- Three well proportioned first floor bedrooms
- Oil fired central heating
- Cul-de-sac
- Spacious living room with feature fireplace
- Partially tiled three piece bathroom suite
- Popular residential location conveniently located in Lurgan town centre
- Kitchen with an array of fitted units
- Fully enclosed & private rear garden
- Off street parking

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



# 58 Rectory Park, Lurgan BT66 6HP

Hannath welcome to the market this three bedroom semi-detached chalet bungalow of approx 950 sq.ft. Offering generous living accommodation throughout this property comprising of a spacious living room with a feature fire place and kitchen/diner with an array of wall and base units. On the first floor there are three well proportioned bedrooms with a partially tiled three piece bathroom. This property further benefits from fully enclosed front and rear gardens, off street parking and oil fired central heating. Ideal for first time buyers or investors. Early viewings are highly recommended.



### **Entrance Hallway**

14'7" x 6'5"

Via glazed door. Wooden flooring. Single panel radiator. Under stair storage. Staircase leading to first floor.

### **Living Room**

17'4" x 11'10"

Front aspect room. Wooden flooring. Double panel radiator.

### **Kitchen**

12'9" x 8'8"

A range of high & low level units. Stainless steel tap & drainer. Tiled flooring. Double panel radiator.

### **Dining Room**

12'8" x 9'6"

Rear aspect room. Wooden flooring. Single panel radiator.

### **First Floor Landing**

2'11" x 10'11"

Wooden flooring. Access to hot press & roof space.

### **Bathroom**

8'0" x 6'0"

Three piece family suite comprising of; panel bath, low flush WC and pedestal wash hand basin. Tiled partially. Single panel radiator.

### **Bedroom**

10'8" x 6'9"

Rear aspect room. Wooden flooring. Single panel radiator.

### **Bedroom**

11'0" x 11'7"

Rear aspect room. Wooden flooring. Single panel radiator.

### **Bedroom**

13'10" x 8'11"

Front aspect room. Wooden panel flooring. Single panel radiator.

