

## 32 Birchdale

Lurgan, Craigavon, BT66 7TR

Jones Estate Agents welcomes to the market this superb three bedroom semi detached property with garage in the popular development on the Belfast Road, Lurgan. Within walking distance to local shops, schools, Lurgan Town Centre and Picturesque Lurgan Park. Ideal location for those who commute via the M1 motorway network with access via both Lurgan & Moira just a short drive away.

This home is in fantastic order throughout and offers great accommodation with three bedrooms, spacious living room with gas fire, kitchen dining and family bathroom. Outside offers a private south facing garden with a great patio area, detached garage and tarmac driveway.

Move in ready, this is an ideal home for first time buyers and young families alike.

Interest is expected to high, early viewing recommended by the agent.

**Offers in the region of £174,950**

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- Three bedrooms
- Ground floor WC
- Oil fired central heating
- Spacious living room
- Family bathroom
- Enclosed south facing rear garden
- Kitchen/dining
- Garage

## Entrance Hall

## Living Room

15'1 x 12'10 (4.60m x 3.91m)

## Kitchen/Dining

19'11 x 11'3 (6.07m x 3.43m)

## Ground Floor WC

## Stairs and Landing

## Bedroom 1

12'10 x 11'2 (3.91m x 3.40m)

## Bedroom 2

11'3 x 9'1 (3.43m x 2.77m)

## Bedroom 3

10'6 x 8'4 (3.20m x 2.54m)

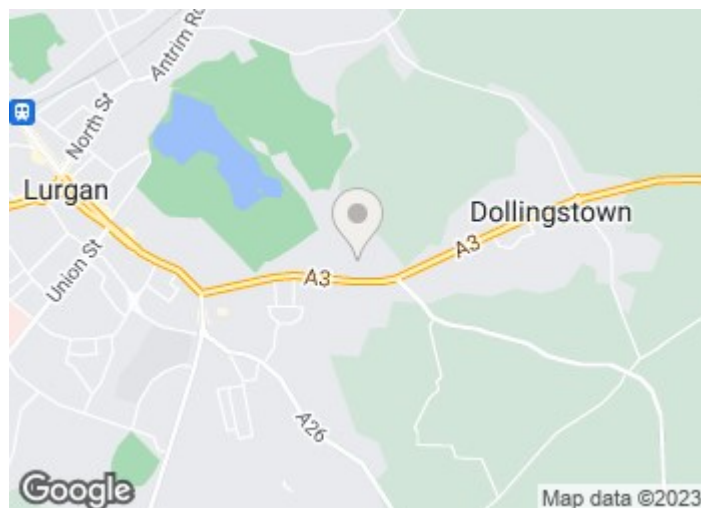
## Bathroom

9'4 x 6'7 (2.84m x 2.01m)

## Garage

18'1 x 13'4 (5.51m x 4.06m)

## 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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