

# MARC FEGAN

BESPOKE ESTATE AGENT



## 18 Ulster Street

Lurgan, Craigavon, BT67 9AN

**Offers over £75,000**



Marc Fegan Bespoke Estate Agents are pleased to welcome to the market this modern and spacious two bedroom mid terrace property just off Lurgan town centre. Benefiting from a double storey extension to the rear this excellent property would make an ideal purchase for first time buyers and investors alike. This is an area of strong rental demand and we would anticipate a rental value of £600-£625 per month for this property which would return a strong yield for investors.

The location is ideal being just minutes walk from Lurgan town centre, railway station, local amenities and schools.

The property is being offered with vacant possession and viewings are strictly by appointment only.



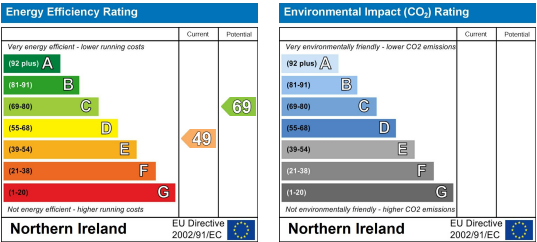
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.