

# MARC FEGAN

BESPOKE ESTATE AGENT



## 13 Garland Avenue Lurgan, Craigavon, BT66 6JH

Offers over £95,000



Marc Fegan Bespoke Estate Agents are delighted to welcome to the market this fantastic two bedroom end terrace just off the Lough Road in Lurgan. The property benefits from a modern finish throughout and an exceptional spacious garden to the rear. It would make an ideal purchase for first time buyers looking to take that first step onto the property ladder or investors wishing to add to their portfolio in an area of strong rental demand.

The location is ideal and close to Lurgan town centre, local parks, amenities and schools. For commuters the M1 motorway and the railway station are extremely close by.

The exceptional garden to the rear offers off street parking, shed with utility area and storage and good lawn and patio areas.

Viewings are strictly by appointment only.



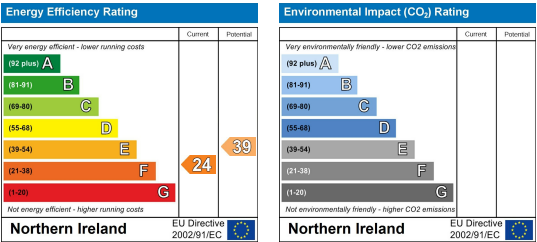
### Area Map



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.