

16 Marlborough Park

Lurgan, Craigavon, BT66 8NL

A well presented three bedroom semi detached property in this popular residential area of Lurgan, town centre and a range of local schools within walking distance.

Offering well appointed accommodation which includes three bedrooms, all with fitted/built in wardrobes, bright living room with open fire which flows through to dining and kitchen and first floor bathroom. Boasting a maintenance free site which includes generous tarmac driveway and rear, this home will definitely appeal to many.

Offers in the region of £139,950

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- Three bedroom semi detached property in popular residential area of Lurgan
- Living room with feature granite fireplace housing open fire
- Dining room open plan through to kitchen
- First floor shower room
- White PVC double glazed windows throughout
- Oil fired central heating
- Solar panels

Entrance Hall

6'10 x 3'7 (2.08m x 1.09m)

Living Room

19'8 x 13'4 (5.99m x 4.06m)

Dining Room

9'3 x 9'1 (2.82m x 2.77m)

Kitchen

9'11 x 9' (3.02m x 2.74m)

Landing

Bedroom 1

11'8 x 9'5 (3.56m x 2.87m)

Bedroom 2

9'5 x 9'1 (2.87m x 2.77m)

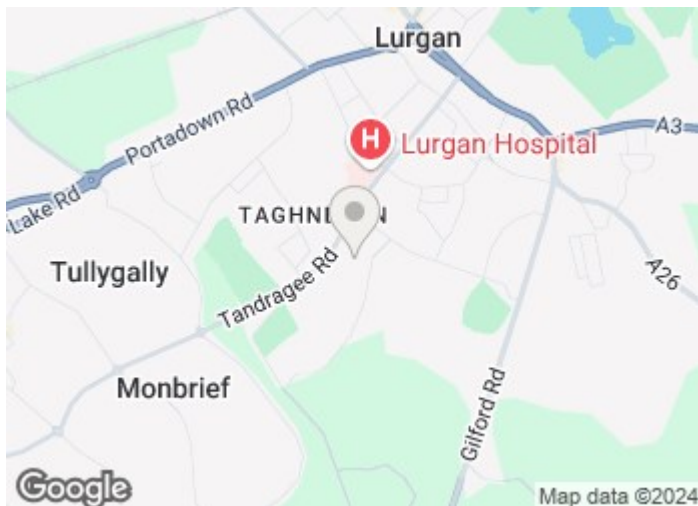
Bedroom 3

9'10 x 8'1 (3.00m x 2.46m)

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

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 firms 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			
(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 