



20 Avenue Road

Lurgan, Craigavon, BT66 7BB

Jones Estate Agents are delighted to introduce onto the market this three bedroom semi-detached property in this sought after location of Lurgan. Ideally located for ease of access to the town centre, a range of local schools within walking distance and the picturesque Lurgan Park a mere stone's throw away. Ideally located for those who commute regularly, with Moira and the M1 motorway network convenient, as well as bus stops for major routes to surrounding towns and Belfast on the Avenue Road.

At the heart of this home is a light filled extended kitchen/dining, benefitting from a vaulted ceiling with velux windows, making this a lovely space for families to gather.

In good order throughout, and with scope for new owners to put their own stamp on the property, interest from a wide variety of viewers is expected.

Offers over £149,950

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- Three bedroom semi detached property on sought after Avenue Road of Lurgan
- Living room with multi fuel stove
- Extended kitchen/dining with integrated appliances
- Utility Room
- First floor bathroom
- Gas fired central heating
- Private rear garden

Entrance Hall

Living Room

20'3" x 10'7" (6.19 x 3.25)

Kitchen/Dining

16'0" x 13'1" (4.9 x 4)

Utility

6'1" x 4'3" (1.86 x 1.3)

Landing

Bedroom 1

15'3" x 11'1" (4.65 x 3.4)

Bedroom 2

10'10" x 8'11" (3.32 x 2.72)

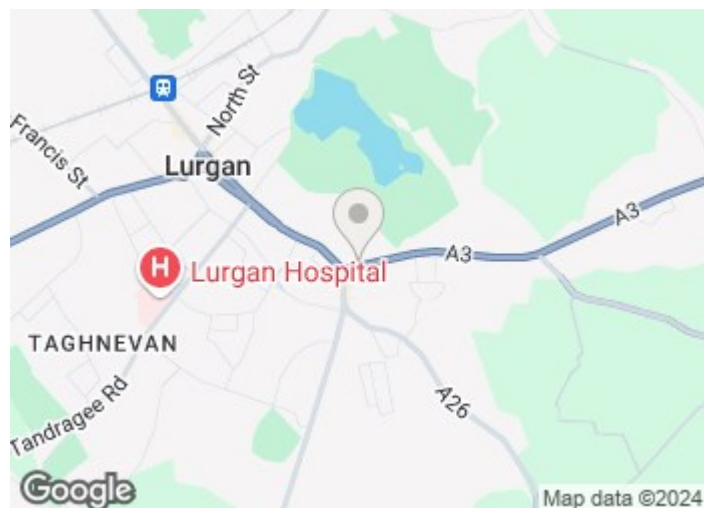
Bedroom 3

9'10" x 8'10" (3 x 2.71)

Bathroom

7'5" x 5'7" (2.28 x 1.71)

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