

29 Sandhill Park , Lurgan, BT66 7AX

Jones Estate Agents are delighted to introduce on to the market this four bedroom detached home with integral garage in this desirable residential area off the sought after Upper Toberhewny Lane in Lurgan. Ideally situated for ease of access to a number of local nursery, primary and secondary schools as well as the town centre and picturesque Lurgan Park. Centrally located to a number of neighbouring towns such as Portadown, Craigavon and Waringstown. Also convenient for access to Moira and the M1 motorway network.

Boasting fabulous living accommodation which includes two bright reception rooms, flowing through from a spacious kitchen boasting a great range of solid fitted units and built in appliances. Generous utility with access to integral garage completes ground floor accommodation.

First floor accommodation comprises four bedrooms and a four piece family bathroom.

In great order throughout and immaculately presented, this home will tick a lot of boxes for growing families.

Offers in the region of £217,500

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, Lurgan, BT66 7AX



- Four bedroom detached property in sought after residential area.
- Two reception rooms
- Spacious kitchen
- Utility Room
- First floor family bathroom
- Integral garage
- Oil fired central heating

Entrance Hall

Living Room

20'10 x 11'4 (6.35m x 3.45m)

Dining Room

13'9 x 9'10 (4.19m x 3.00m)

Kitchen

16'9 x 13'2 (5.11m x 4.01m)

Utility Room

8'11 x 7'10 (2.72m x 2.39m)

Landing

Bedroom 1

11'5 x 10 (3.48m x 3.05m)

Bedroom 2

11'55 x 9'11 (3.52m x 3.02m)

Bedroom 3

10'1 x 7'11 (3.07m x 2.41m)

Bedroom 4

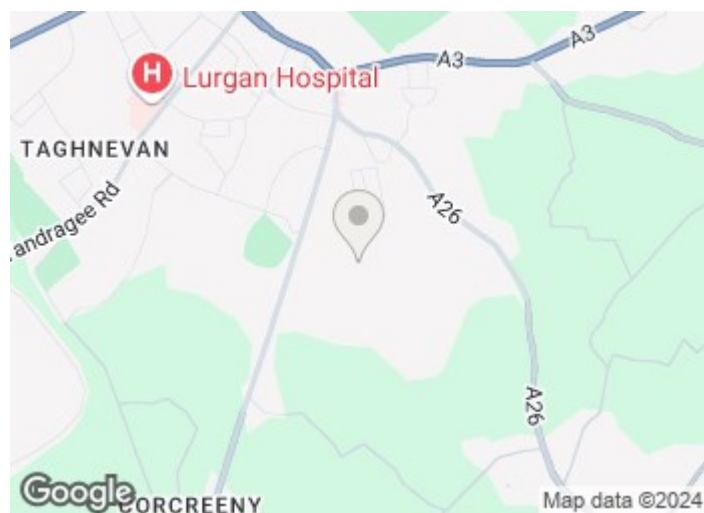
8 x 6'11 (2.44m x 2.11m)

Bathroom

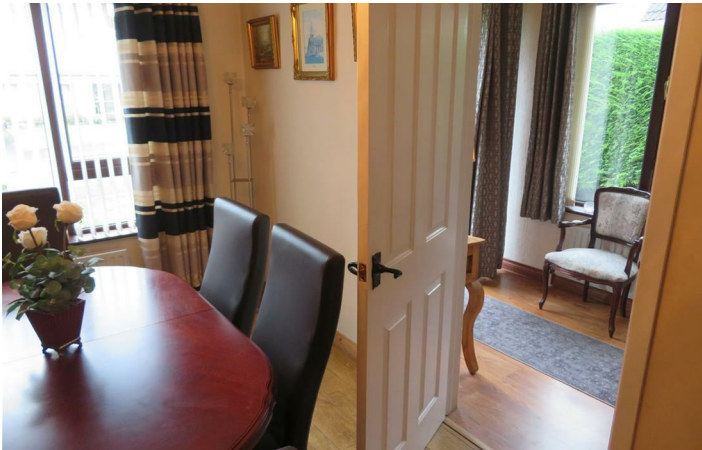
10'3 x 6'1 (3.12m x 1.85m)

Garage

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 