

## 7 Charles Baron Mews

Lurgan, Craigavon, BT66 7FT

A modern three bedroom semi detached property in this popular development off the Banbridge Road, offering convenient access to the town centre and a range of local schools. The picturesque Lurgan Park situated less than half a mile away from the development also.

Offering well appointed accommodation which includes three bedrooms, master with ensuite, living room with modern fire, attractive fitted kitchen, ground floor WC and first floor family bathroom.

In great order throughout, this house is going to appeal greatly to first time buyers eager to get a foot on the property ladder. Also presents as an opportunity for investors, offering great rental income potential.

**Offers in the region of £157,500**

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- Three bedrooms, master with ensuite
- Living room with modern wall mounted gas fire
- Modern kitchen with integrated appliances and double patio doors to rear
- Ground floor WC
- First floor family bathroom
- Gas fired central heating
- Fully enclosed rear garden
- uPVC double glazed windows throughout

## Entrance Hall

## Living Room

15'5 x 10'6 (4.70m x 3.20m)

## Ground Floor WC

## Kitchen/Dining

17'3 x 11'6 (deepest points) (5.26m x 3.51m (deepest points))

## Landing

## Bedroom 1

11'10 x 10'6 (3.61m x 3.20m)

## Ensuite

## Bedroom 2

11'6 x 10'6 (3.51m x 3.20m)

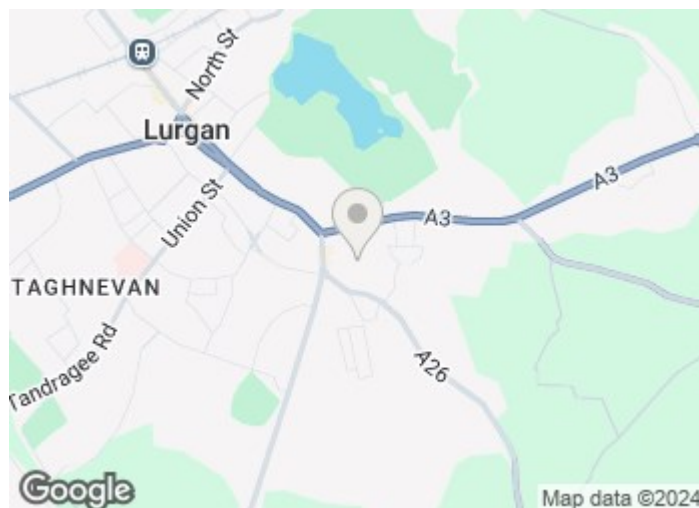
## Bedroom 3

7'9 x 6'6 (2.36m x 1.98m)

## Bathroom

6'6 x 6'4 (1.98m x 1.93m)

## 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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