



## 77 Beechcroft , Lurgan, BT66 7GL

Jones Estate Agents are delighted to introduce onto the market this modern four bedroom detached family home in this sought after residential development off the Belfast Road between Lurgan and Dollingstown. Conveniently located to be within walking distance of Lurgan and a range of local schools as well as ease of access to Moira and the M1 Motorway network.

At the heart of this modern home is a fantastic open plan kitchen/living/sunroom, boasting a multi fuel stove, making this the perfect space for families and friends to gather all year round.

In immaculate order throughout, this home is move in ready and will be highly viewed. Early viewing recommended to fully appreciate all this home has to offer.

**£275,000**

# 77 Beechcroft

, Lurgan, BT66 7GL



- Superb modern detached family home in sought after development
- Bright Sunroom
- Modern first floor family bathroom
- Four good bedrooms, master with ensuite
- Living room
- Gas fired central heating
- Enviably open plan kitchen, Living & Dining with multi fuel stove
- Ground floor WC
- Garage

## Entrance Hall

## Ground Floor WC

## Lounge

17'3 x 11'7

## Kitchen, Living & Dining

25' x 18'9

## Sunroom

11'11 x 10'10

## Utility Room

10'5 x 5'7

## Bedroom 1

11'9 x 9'9

## Ensuite

6'10 x 5'1

## Bedroom 2

10'11 x 10'5 (deepest points)

## Bedroom 3

10'11 x 9'1

## Bedroom 4

7'9 x 10'11 (deepest points)

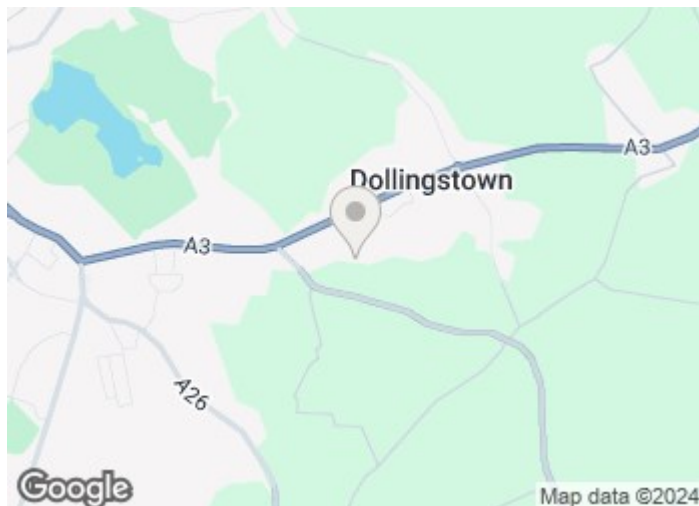
## Bathroom

9'9 x 6'4

## Garage

17'7 x 10'1

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 