



31 Lakeview Meadow

Lurgan, Craigavon, BT66 7XD

A modern three bedroom semi detached property in this exclusive development of Lakeview Meadow, off the sought after Gilford Road on the periphery of Lurgan. This home offers a peaceful country surrounding, yet still convenient to the town of Lurgan and a range of schools.

Offering well appointed, modern accommodation, this home will appeal greatly to first time buyers. Boasting sought after features such as multi fuel stove in living room, ensuite master bedroom, separate utility room and an attractive fitted kitchen. Early viewing strongly recommended.

Offers in the region of £169,950

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- Modern three bedroom semi detached in exclusive development
- Spacious kitchen with integrated appliances
- First floor family bathroom
- Master bedroom with ensuite and walk in wardrobe
- Utility Room
- Oil fired central heating
- Living room with multi fuel stove
- Ground floor WC

Entrance Hall

Living Room

14'10 x 12'4 (4.52m x 3.76m)

Ground Floor WC

Kitchen/Dining

14'5 x 11'11 (4.39m x 3.63m)

Utility

9'9 x 5'7 (2.97m x 1.70m)

Landing

Bedroom 1

11'11 x 10'1 (3.63m x 3.07m)

Ensuite

Bedroom 2

9'10 x 9'8 (3.00m x 2.95m)

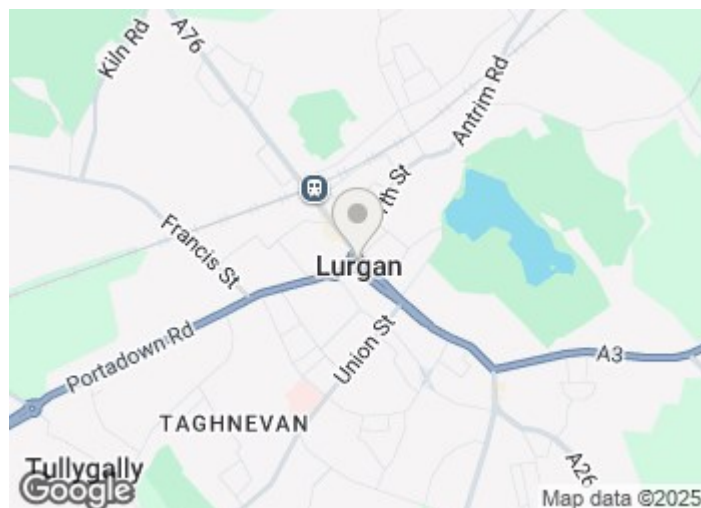
Bedroom 3

9'10 x 7'11 (3.00m x 2.41m)

Bathroom

9' x 5'9 (2.74m x 1.75m)

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>			
Northern Ireland		EU Directive 2002/91/EC 