



## 46 Princes Street Lurgan, Craigavon, BT67 9DD

**Offers over £95,000**



Marc Fegan Bespoke Estate Agency are delighted to welcome to the market this absolutely jaw dropping three bedroom mid terrace home in Princes Street, Lurgan.

What the owners have created is extremely impressive, they have managed to utilise the space and adopt it for everyday family life so it is very comfortable accommodation throughout.

The property is very modern and well presented throughout leaving it walk-in ready which will offer particular appeal to first time buyers and investors alike.

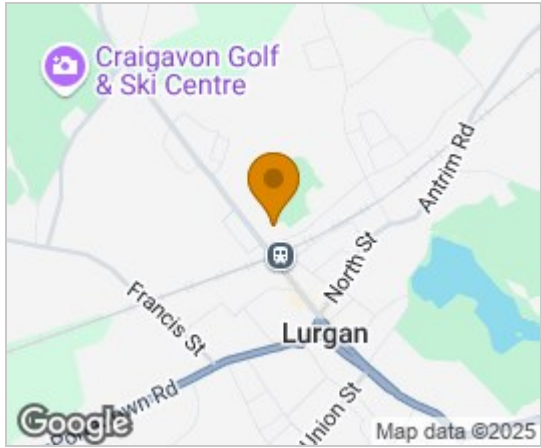
The gas heating was installed in 2017, there are heated floors in the kitchen and bathroom, the property also benefits from a positive input ventilation system (Drimaster).

The location is excellent, offering easy access to local schools, amenities, park/leisure facilities and transport links.

This is a chain free sale.



## Area Map



## Floor Plans

**FLOOR PLANS**

**GROUND FLOOR**      **FIRST FLOOR**

**46 FRANCES STREET  
LURGAN  
CO. ARMAUGH  
BT67 9DD**

**GROUND FLOOR**

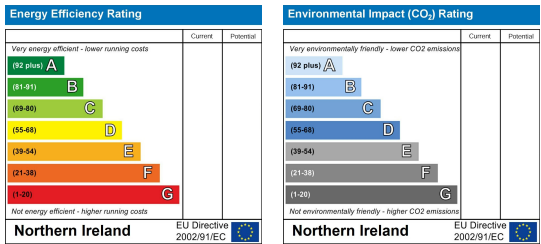
LOUNGE - 3.4m x 5.5m  
 STAIRS/HALLWAY - 2.4m x 1.9 m  
 KITCHEN/DINING - 3.4m x 3.9 m  
 BACK GARDEN with SHED - m x m

**FIRST FLOOR**

MASTER BEDROOM - 3.4m x 2.7m  
 BEDROOM 2 - 2.4m x 3.0m  
 STAIRS - 2.4m x 1.9m  
 HALLWAY - 0.7m x 4.2m  
 BATHROOM - 2.3m x 1.6m  
 BEDROOM 1 - 3.4m x 2.9m

**MARC FEGAN**  
BESPOKE ESTATE AGENT

## Energy Efficiency Graph



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