

8 Margretta Park

Lurgan, Craigavon, BT66 8LB

Jones Estate Agents welcomes to the market this three bedroom semi detached property with garage in this popular residential area of Lurgan. A range of local schools and the town centre within walking distance. Also convenient to a range of transport links. Although requiring some modernisation, this property offers good accommodation which includes three good bedrooms and two reception rooms. First floor family bathroom and galley style kitchen complete accommodation. Adding further appeal is the extensive rear garden including raised deck, lawn, patio and a large shed offering a multitude of uses! Viewing recommended to truly appreciate the potential.

Offers in the region of £139,950

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- Three good bedrooms
- Garage and covered carport
- uPVC double glazed windows throughout
- Two reception rooms
- Generous enclosed rear garden including raised deck, lawn and patio
- First floor family bathroom
- Oil fired central heating

Entrance Hall

Living Room

10'10 x 12'10 (3.30m x 3.91m)

Dining Room

13'4 x 9'9 (4.06m x 2.97m)

Kitchen

9'4 x 6'11 (2.84m x 2.11m)

Landing

Bedroom 1

12'11 x 9'11 (3.94m x 3.02m)

Bedroom 2

12'7 x 9'8 (3.84m x 2.95m)

Bedroom 3

9'6 x 6'11 (2.90m x 2.11m)

Bathroom

7'6 x 6'10 (2.29m x 2.08m)

Garage

17'9 x 9'10 (5.41m x 3.00m)

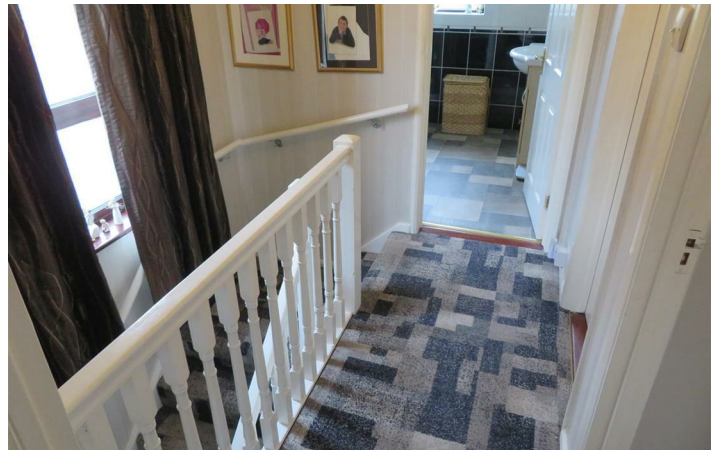
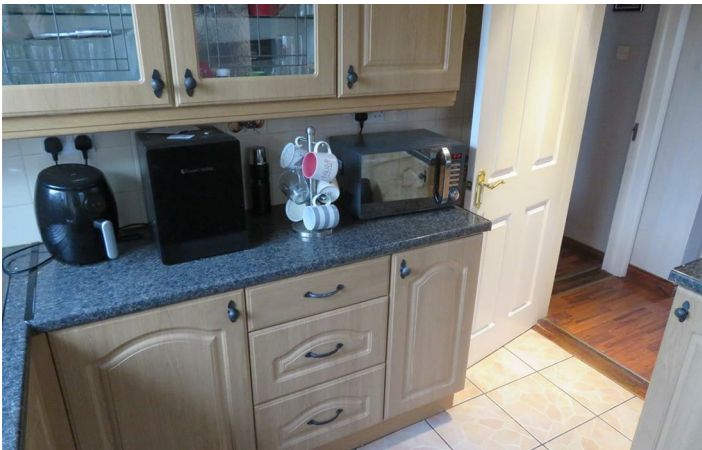
Outhouse with WC

11'8 x 9'9 (3.56m x 2.97m)

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			
(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 