



## 55a Irwin Drive , Lurgan, BT66 7EY

A super opportunity to purchase this new build three bedroom detached home in a quiet cul de sac off the Banbridge Road. Local shops, schools and Lurgan Town Centre all within walking distance. Conveniently located for access to Moira and the M1 motorway network, Banbridge and the A1 carriageway as well as Lurgan train station.

Offering well-appointed accommodation, with three bedrooms, master with ensuite, living room, spacious kitchen with patio doors to rear, utility room, downstairs WC and family bathroom. This home will have a modern and stylish finish, making it the ideal home for young families and first time buyers alike.

**£198,000**

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- Full Turkey Specification
- Carpet flooring
- Driveway Finished with Décor Stones
- Modern Style Kitchen with Grey Colour Scheme
- PVC Double Glazing
- 10 Year Advantage Structural Warranty
- Tiled Flooring in Kitchen, Utility Room & Bathrooms
- Gas Central Heating



[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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC