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residential



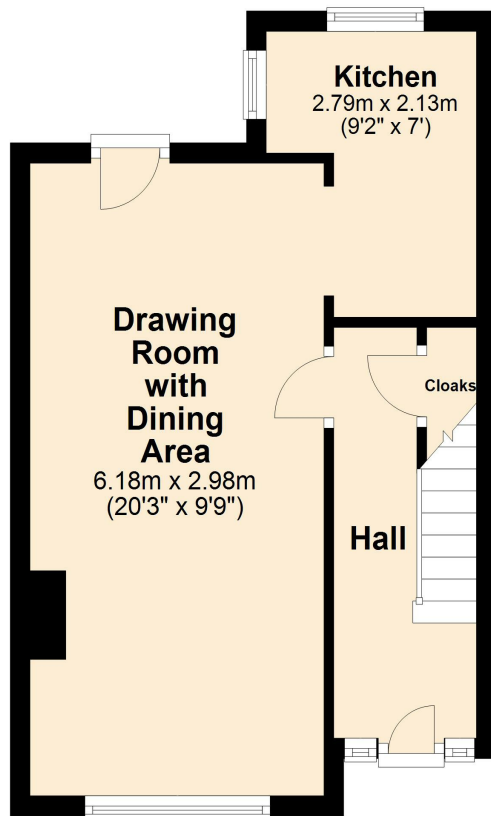
26 GILFORD ROAD
Lurgan, BT66 7DZ

Offers around
£76,500

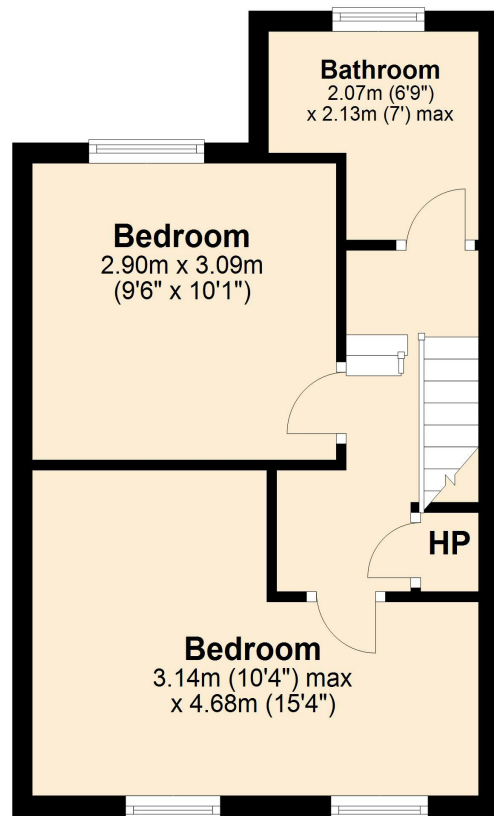




Ground Floor



First Floor



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.
Plan produced using PlanUp.



Description

A truly delightful terraced home wonderfully situated on the desirable Gilford Road and on the edge of Lurgan Town Centre with all amenities including schools, Lurgan Park and local shops and post office. The property is well presented and will immediately appeal to first time purchasers and investors alike. Viewing a must!

Features

- Attractive mid-terraced home with off street parking to the rear
- 2 good bedrooms
- Open plan drawing room and dining room
- Kitchen area with modern fitted high and low level units including an integrated fridge/freezer, an integrated washing machine and a freestanding cooker
- Bright hallway with spindled staircase to the first floor
- Attractive panelled shower room with electric shower fitment to shower cubicle, WC and wash hand basin
- Oil fired central heating
- PVC double glazed windows
- Concrete parking to the rear
- Enclosed paved yard
- Garden area to the front

Key Information

Tenure:	Leasehold
Ground Rent:	£ 10 per year
Rates:	£ 521.59 per year as of 2/9/20
Service Charge:	NIL
Floor area:	797 sq.ft. approx (Land and Property Services)

Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

Location

On your left at the start of the Gilford Road as you head out of Lurgan.

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		67
E 39-54	46	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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