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residential



**86 THE HOLLOWS**  
Lurgan, BT66 7FF

Offers around  
**£245,000**

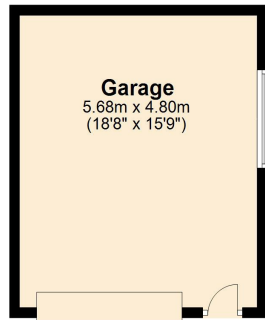




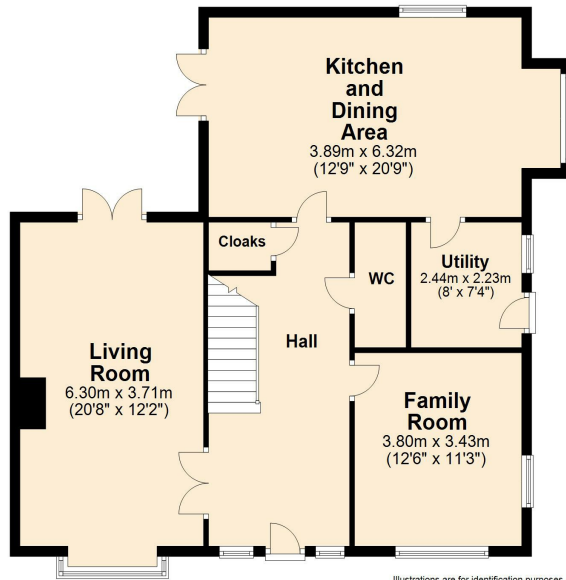




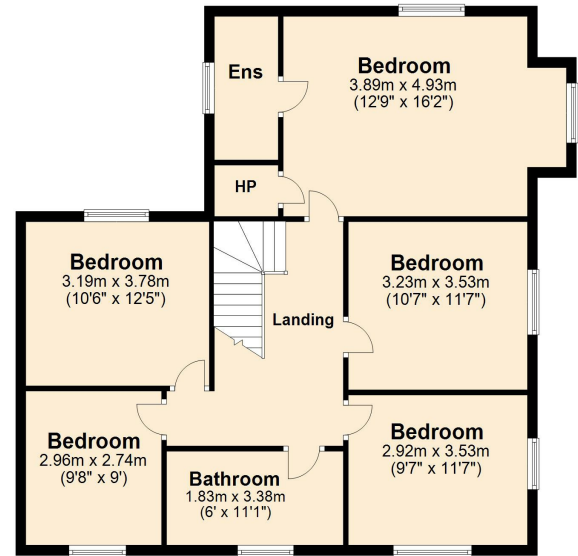
## Garage



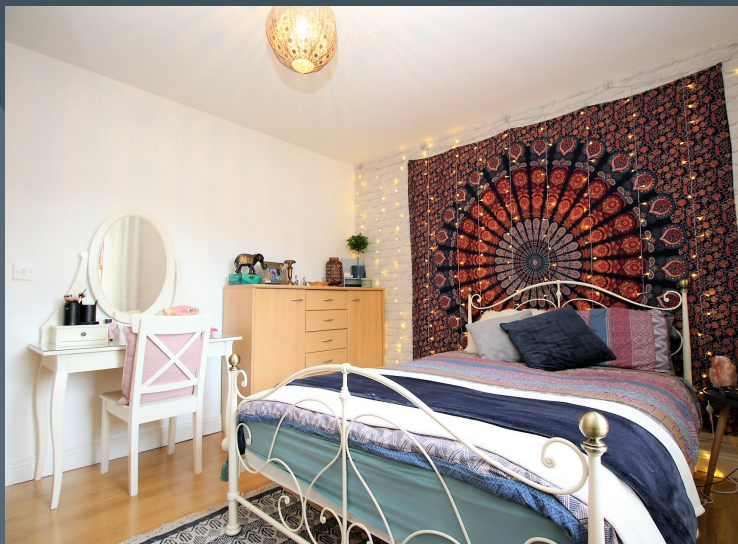
## Ground Floor



## First Floor



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



## Description

This stunning 5 bedroom detached residence has a wonderful elegance for modern living, beautifully designed with a practical layout that will immediately appeal to discerning purchasers seeking an exclusive home with a stunning interior. The property enjoys an attractive setting within this popular residential development, positioned just off the main Gilford Road and on the edge of Lurgan for all amenities as well as local schools and colleges. Good road networks will allow easy commuter routes to neighbouring towns and villages. Viewing a must!

## Features

- Stunning 5 bedroom detached residence with matching detached garage
- Bright and elegant hallway with tiled floor and attractive staircase to the first floor accommodation
- Downstairs cloakroom and a separate WC with wash hand basin
- Elegant living room with bay window, PVC double glazed double doors to the rear patio area and a beautifully designed fireplace
- Separate family room
- Open plan kitchen with dining area, including a beautifully designed kitchen with ample high and low level units. PVC double glazed doors to the patio area
- Separate utility room with fitted high and low level units with rear door to the garden
- Master bedroom features ensuite shower room
- Bathroom with beautifully designed suite including a bath and a shower area, WC and floating style wash hand basin
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway with brick paved parking area
- Rear gardens with neat lawns and planted borders
- Feature black gates to the side of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	68   D
39-54	E		
21-38	F		
1-20	G		

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## Key Information

Tenure:	Freehold
Ground Rent:	NIL
Rates:	£ 1798.6 per year as of 29/9/20
Service Charge:	£ 25 per year
Floor area:	2244 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

The Hollows is directly off the Gilford Road in Lurgan

