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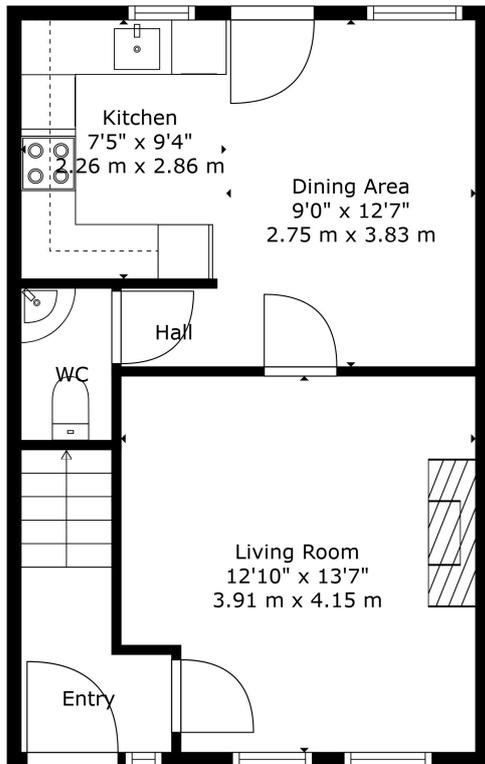
59 BIRCHDALE MANOR

Lurgan BT66 7SY

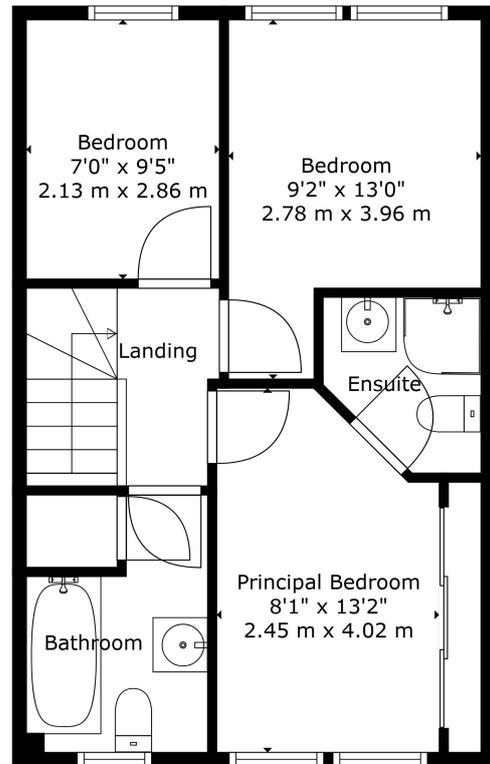
Offers around
£155,000







Floor 1



Floor 2

TOTAL: 872 sq. ft, 82 m2
 FLOOR 1: 436 sq. ft, 41 m2, FLOOR 2: 436 sq. ft, 41 m2
 EXCLUDED AREAS: WALLS: 60 sq. ft, 4 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A contemporary style town house forming part of a much admired development of similar style homes located just off the main Belfast Road and convenient to the local amenities as well as King's Park Primary School, Lurgan Park and bus services to other provincial towns and cities.

The property is very well presented having a bright and homely ambience for modern living, which will appeal to first time buyers in particular, seeking an affordable modern home with a stylish interior.

Viewing a must!

Features:-

- Stylish mid terraced town house
- Three spacious bedrooms, master bedroom with ensuite shower room and fitted wardrobe with sliding doors
- Attractive entrance hallway with stairs to the first floor accommodation
- Drawing room with a feature fireplace surround with granite inset and hearth. Open fire
- Open plan kitchen and dining room with door to the rear garden
- Contemporary style kitchen with ample high and low level units with built in oven and hob with extractor fan above, built in dishwasher. Space for a washing machine. Built in fridge / freezer
- Downstairs cloak room with WC and wash hand basin
- Bathroom on the first floor with a modern white suite comprising bath, WC and wash hand basin
- Enclosed rear gardens laid out in neat lawns with some fruit trees and shrubs
- Parking area to the front
- PVC double glazed windows
- Oil fired central heating



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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