



## 8 Filbin Crescent

Lurgan, Craigavon, BT67 9EX

**Asking price £109,950**



Marc Fegan Bespoke Estate Agency is delighted to welcome to the market 8 Filbin Crescent, Lurgan. This extended three-bedroom end-terrace house is a true gem waiting to be discovered. Whilst in need of modernisation, the property boasts a garage and a single storey extension to the rear incorporating a reception room and downstairs shower room. This great home is set on a spacious site with excellent gardens and off street parking.

Situated in a popular area, this property is not only a wonderful place to call home but also an excellent investment opportunity. Don't miss the chance to make this charming house your own and create lasting memories in this inviting space.

The location is ideal and offers easy access to local amenities, schools, public transport links and the M1.

No onward chain.



**Ground Floor**  
Floor area 61.1 m<sup>2</sup> (658 sq.ft.)

**First Floor**  
Floor area 41.1 m<sup>2</sup> (443 sq.ft.)

**TOTAL: 102.3 m<sup>2</sup> (1,101 sq.ft.)**

This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), drawings and orientations are approximate. No liability will be accepted for any errors and/or omissions and no part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own independent research for more information.

**Energy Efficiency Rating**

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		

Current: 51, Potential: 51

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Current: 51, Potential: 51

**Northern Ireland** EU Directive 2002/91/EC

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