



74 Albert Street

Lurgan, Craigavon, BT66 6JG

£700 Per month



Marc Fegan Bespoke Estate Agency welcome to the rental market this ideally located 3 bedroom mid terrace property just on the edge of Lurgan Town Centre.

The newly refurbished accommodation comprises;

- Lounge
- Newly Fitted kitchen
- New Three Piece Bathroom
- Three well proportioned bedrooms

The location is ideal being within walking distance of Lurgan town centre, amenities, schools and public transport links.

Viewings strictly by appointment only.
Available immediately.



The image displays two floor plans for a property. The **Ground Floor** plan shows a Kitchen/Dining Room (12'11" x 10'11"), a Lounge (11'11" x 9'10"), a Hall, and a Shower Room (5'10" x 5'7"). The **First Floor** plan shows three bedrooms: Bedroom 1 (12'11" x 12'0"), Bedroom 2 (10'11" x 7'7"), and Bedroom 3 (7'4" x 5'10"), along with a Landing. A watermark for 'CITY CENTRE' is visible across the plans.

Ground Floor

Kitchen/Dining Room
12'11" x 10'11"

Lounge
11'11" x 9'10"

Hall

Shower Room
5'10" x 5'7"

First Floor

Bedroom 3
7'4" x 5'10"

Bedroom 2
10'11" x 7'7"

Bedroom 1
12'11" x 12'0"

Landing

Floor area 32.7 m² (352 sq.ft.) Floor area 27.3 m² (294 sq.ft.)

TOTAL: 60.0 m² (646 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 illustrations are approximate. We do not warrant any particular floor area or any particular use of any part of any apartment. We do not warrant any area, measure or measurement. A party must rely upon its own inspection. Refer to the lease for more information.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

4 William Street, Lurgan, County Armagh, BT66 6JA
Tel: 02838894608 Email: info@marcfegan.co.uk <https://www.marcfegan.co.uk>