



23 Weavers Court, Lurgan, BT66 8FB

£175,000

- Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Dining with an Array of Sleek Fitted Units and Integrated Appliances
- Two Well Proportioned Double Bedrooms
- Suitable for Co-Ownership
- Utility
- Three Piece Family Bathroom Suite
- Large Lounge with Wood Burning Stove
- Master Bedroom Featuring Private En-Suite
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Lurgan Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	82	82
	EU Directive 2002/91/EC	

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Hannath Estate Agents is delighted to introduce this lovely three bedroom semi-detached family home. You're welcomed by a cosy lounge which features a wood burning stove. At the heart of the home lies a sleek, modern kitchen outfitted with premium integrated appliances and an extensive array of cabinetry and there is a downstairs WC & utility for added convenience. Upstairs, there is a master bedroom with private en-suite, two further well proportioned double bedrooms & a three piece family bathroom suite.



Lounge

11'7" x 13'5"

Light and airy, the lounge offers a comfortable space with a wood-burning stove as a charming feature. The room is finished with neutral walls and wood-effect flooring, creating a warm and inviting atmosphere.

Kitchen/Dining

11'8" x 14'0"

Bright and spacious, this kitchen/dining area combines contemporary design with practicality. It features tiled flooring, modern cabinets in a light finish, and integrated appliances. Dual windows ensure plenty of natural light floods the space, which also has a door providing access to the utility room and garden beyond.

Utility Room

6'6" x 7'7"

Practical and well-equipped, the utility room offers additional storage and utility facilities. It features matching cabinetry to the kitchen with a tiled floor and a door leading to the outside, allowing easy access for household tasks.

WC

2'10" x 5'5"

The ground floor WC is neatly presented with a pedestal basin and toilet, finished with easy-to-clean surfaces and a radiator for added comfort.

Master Bedroom

11'9" x 12'0"

The master bedroom is generously sized and filled with natural light from two windows. It benefits from a neutral décor and wood flooring, creating a restful setting. The room features an en-suite bathroom with a shower, enhancing privacy and convenience.

En-Suite

7'4" x 4'5"

The en-suite bathroom to the master bedroom includes a modern shower cubicle with tiled surrounds, a pedestal basin, and a heated towel rail, designed with clean lines and a light palette for a fresh feel.

Bedroom Two

10'5" x 10'8"

Bedroom two is a comfortable double room with dual windows allowing ample natural light. It has a simple and neutral finish, with wood flooring and space for various bedroom furniture.

Bedroom Three

7'9" x 7'2"

Bedroom three is a smaller room that could serve as a single bedroom, nursery, or home office. It features a single window and is finished with neutral décor and wood-effect flooring.

Bathroom

6'6" x 5'9"

The family bathroom is fitted with a bath, WC, and basin, all presented in a fresh, modern style with neutral tiling and a frosted window for privacy. The layout is practical and well suited for everyday use.

Hallway

6'5" x 18'4"

The hallway is a welcoming entrance to the property with access to the lounge, kitchen/dining area, and WC, featuring neutral décor and tiled flooring which continues throughout the ground floor. The staircase leads up to the first-floor landing, which connects the bedrooms and bathrooms.

Landing

3'1" x 11'2"

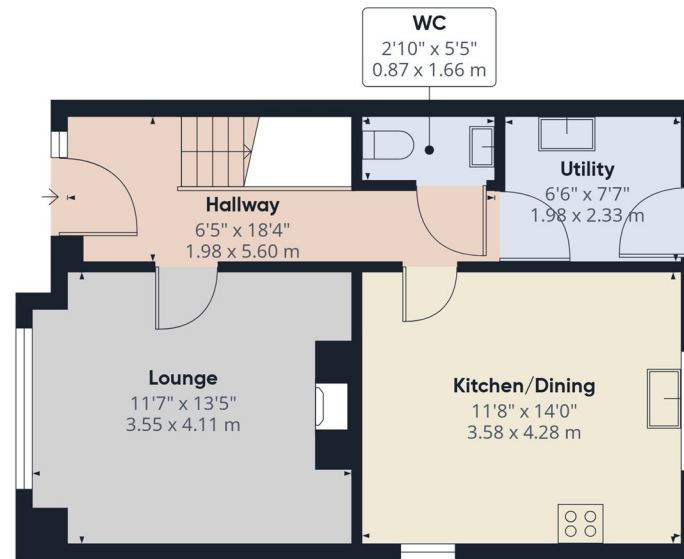
Landing area with neutral décor and wood flooring, providing access to the bedrooms, bathroom, and en-suite. It is a light and practical space that connects the upper floor rooms.

Rear Garden

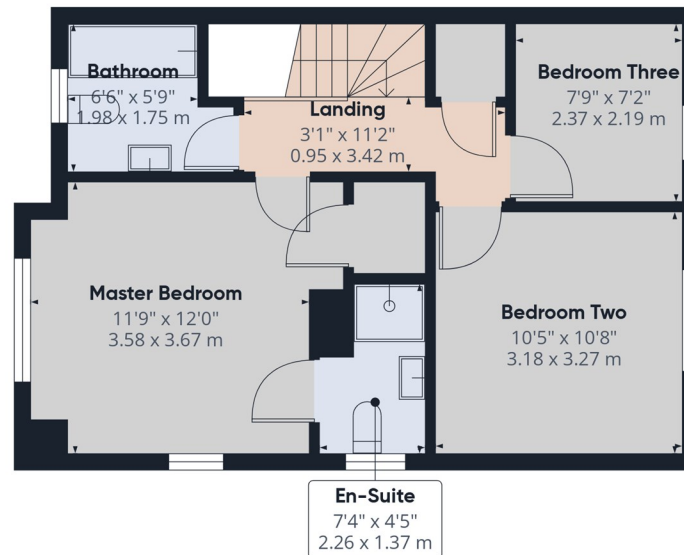
The rear garden is a well-sized, enclosed space with a lawn and wooden fencing, providing a private outdoor area ideal for relaxing, gardening, or entertaining.

Front Exterior

The property's front exterior features a semi-detached layout with a mix of brick and cream-coloured render. It benefits from a small front lawn and paved driveway providing parking.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
933 ft²
86.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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