



## 9 Weavers Court, Lurgan, Craigavon, BT66 8FB

### Offers Over £170,000

- Spacious Three Bedroom Semi-Detached Family Home
- Utility & Downstairs WC
- Three Piece Family Bathroom Suite
- Lounge Featuring a Wood Burning Stove
- Master Bedroom with a Private En-Suite
- Gas Central Heating
- Modern Kitchen/Dining Area with an Array of Sleek Fitted Units & Integrated Appliances
- Two Further Well Proportioned Double Bedrooms
- Situated near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and other Local Amenities as well

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

# 9 Weavers Court, Craigavon BT66 8FB

Hannath Estate Agents is delighted to introduce a stunning three-bedroom semi-detached family home. As you step inside, you're immediately drawn to the inviting lounge which features a wood burning stove. The heart of the home is undoubtedly the open-plan kitchen and dining area, where sleek fitted units and integrated appliances come together. For added convenience, a downstairs WC and utility provides a practical touch, while the upper level is home to a master bedroom with a private en-suite, two further well-proportioned double bedrooms and a three piece partially tiled family bathroom suite that completes the first floor.

Located off Union Street, Lurgan.



### Hallway

18'3" x 6'4"

Tiled floor.

### Lounge

Wooden floor & wooden burning stove.

### Kitchen/Dining

14'1" x 11'9"

Tiled floor, high & low level units, integrated fridge/freezer, electric hobs, extractor fan & dishwasher.

### Utility

7'8" x 6'6"

Tiled floor, high & low Units, plumbed for washing machine & gas boiler.

### WC

5'6" X 2'11"

Tiled floor, low flush WC, pedestal wash hand basin & tiled splashback.

### Landing

11'2" x 3'6"

Carpet & access to roof space.

### Master Bedroom

12' x 11'8"

Wooden floor with access to private en-suite & walk-in-wardrobe.

### Bedroom Two

10'8" x 10'5"

Wooden floor.

### Bedroom Three

7'1" x 7'9"

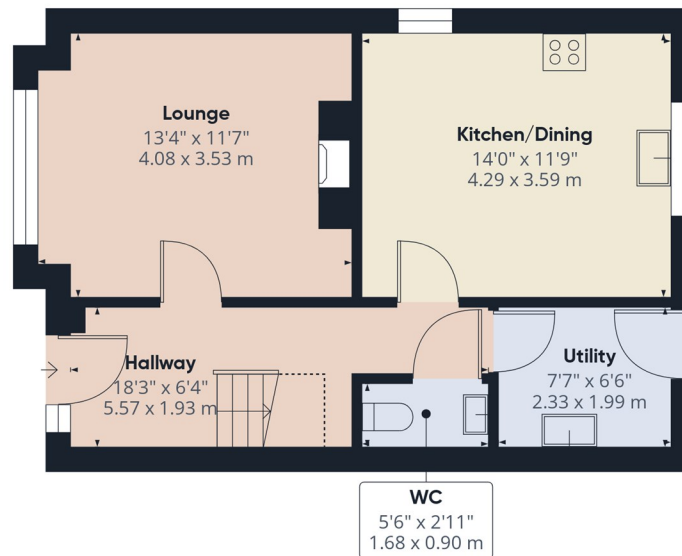
Wooden floor.

### Bathroom

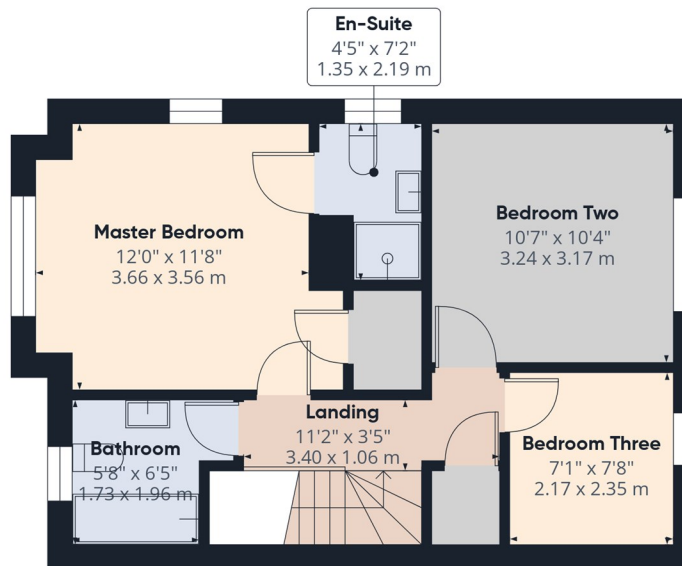
5'8" x 6'5"

Tiled floor, chrome towel radiator, partially tiled three piece family suite - bath, low flush WC, pedal wash & hand basin.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

929 ft<sup>2</sup>  
86.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360