



57 Wellington Street, Lurgan, Craigavon, County Armagh, BT67

£80,000

- Three Bedroom Family Townhouse
- Three Well Proportioned Bedrooms Including a Bedroom on the Ground Floor which is Ideal for those that may have Mobility Restrictions
- White PVC Double Glazed Windows
- Lounge Featuring an Impressive Electric Fireplace
- Three Piece Partially Tiled Family Bathroom Suite
- Kitchen/Dining Area with an Array of High & Low Fitted Units & Integrated Appliances
- Oil Fired Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

57 Wellington Street, Craigavon BT67 9AE

Hannath Estate Agents proudly offers a three-bedroom townhouse featuring a welcoming lounge highlighted by an electric fireplace. The open kitchen-dining hub boasts high- and low-profile fitted cabinets, abundant storage and integrated appliances for effortless living. Three well-proportioned bedrooms—including a convenient ground-floor room perfect for those with mobility restrictions, while a fully tiled three-piece family bathroom completes this home.



Entry

3'5" x 3'6"

Wooden floor & access to electric meter.

Lounge

14'1" x 13'9"

Wooden floor, electric feature fireplace, radiator & ceiling coving.

Kitchen/Dining

13'8" x 8'5"

Tiled floor, high & low fitted units, integrated extractor fan & radiator.

Bedroom Three

8'9" x 8'4"

Wooden floor & radiator.

Landing

2'4" x 4'10"

Wooden floor & access to roof space.

Master Bedroom

10'7" x 12'8"

Wooden floor, built-in-wardrobes & radiator.

Bedroom Two

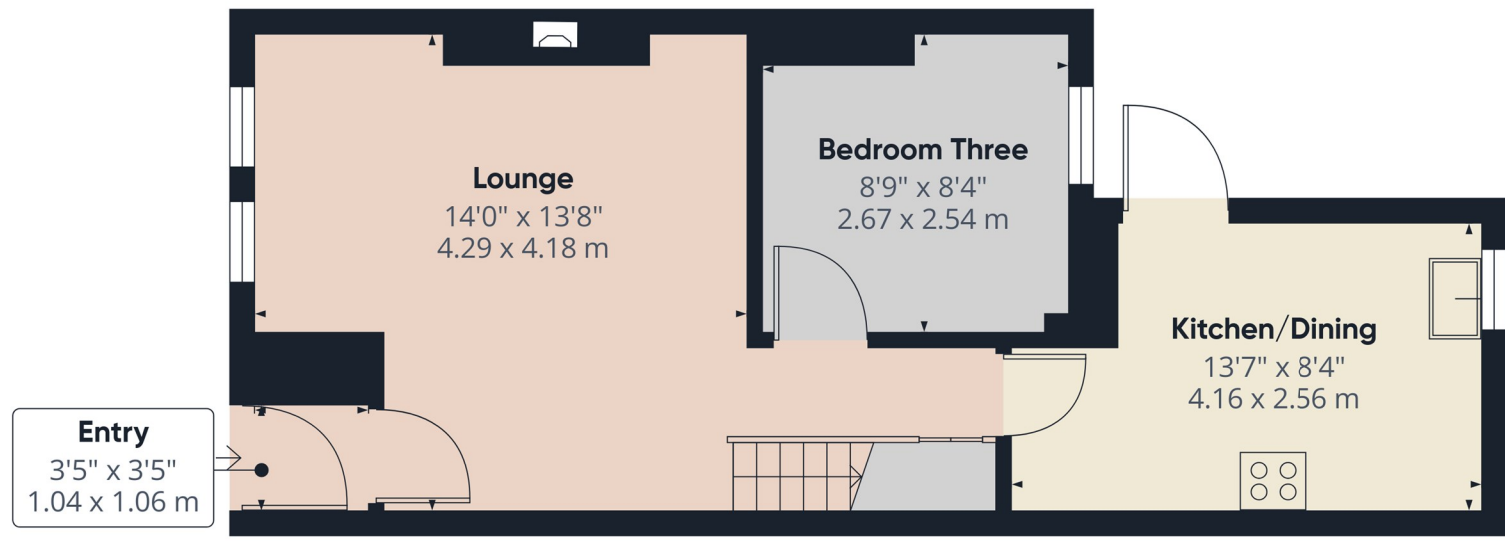
8'11" x 8'5"

Carpet & radiator.

Bathroom

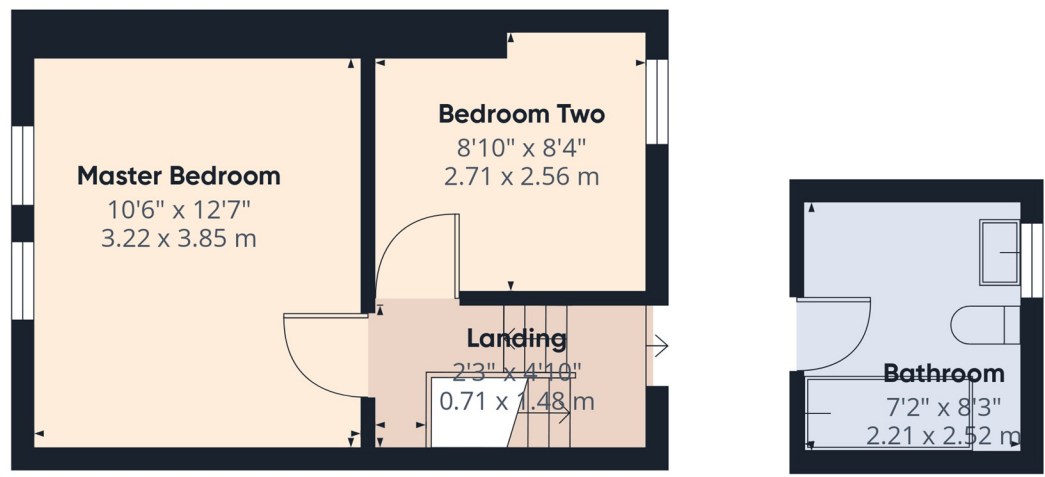
7'3" x 8'3"

Three piece partially tiled family suite comprising of; bath, low flush WC & pedal wash hand basin & radiator.



Ground Floor

Approximate total area⁽¹⁾
690 ft²
64.2 m²



Floor 1

(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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