



## 22 Wellington Street, Lurgan, BT67 9AD

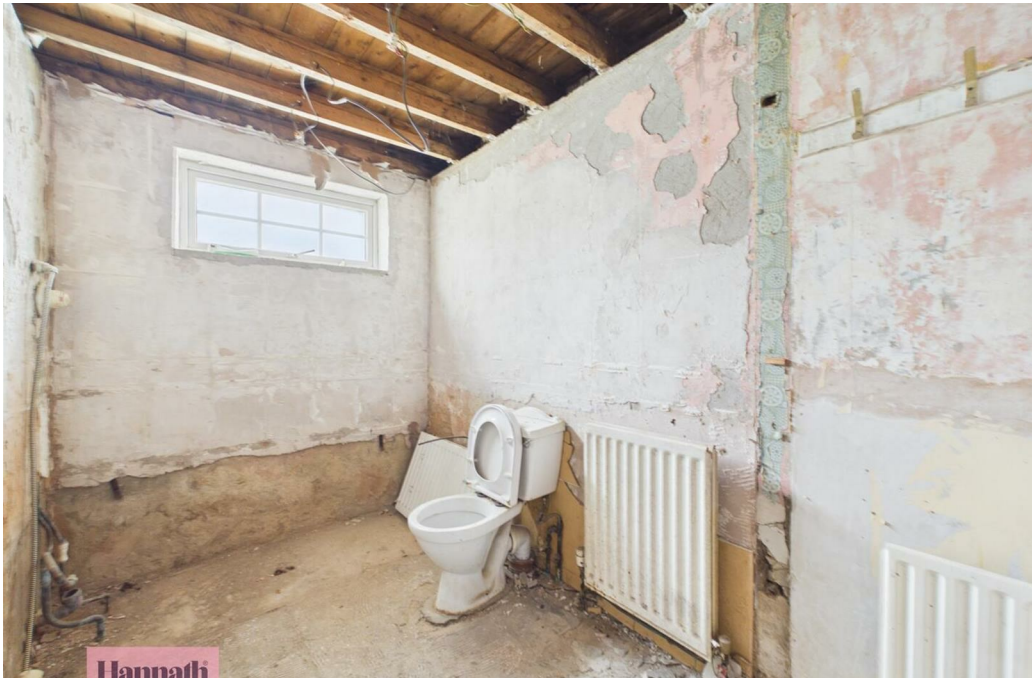
Offers Over £85,000

- Cash Buyers Only
- Three Bedroom Townhouse
- Excellent Opportunity for Investors, Developers, or First-Time Buyers Seeking a Rewarding Refurbishment Project
- Yard to Rear
- 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
- Viewing Strictly via Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Hannath Estate Agents are delighted to welcome this three-bedroom terraced home. It is in need of renovation throughout, offering purchasers the chance to modernise and add value to a property with great potential. Internally, the accommodation extends over two floors and provides a flexible layout suitable for a range of buyers once completed.



**Lounge**

9'8" x 26'4"

**Kitchen/Dining**

12'11" x 10'2"

**Bathroom**

6'0" x 10'6"

**Master Bedroom**

12'3" x 10'9"

**Bedroom Two**

7'6" x 11'11"

**Bedroom Three**

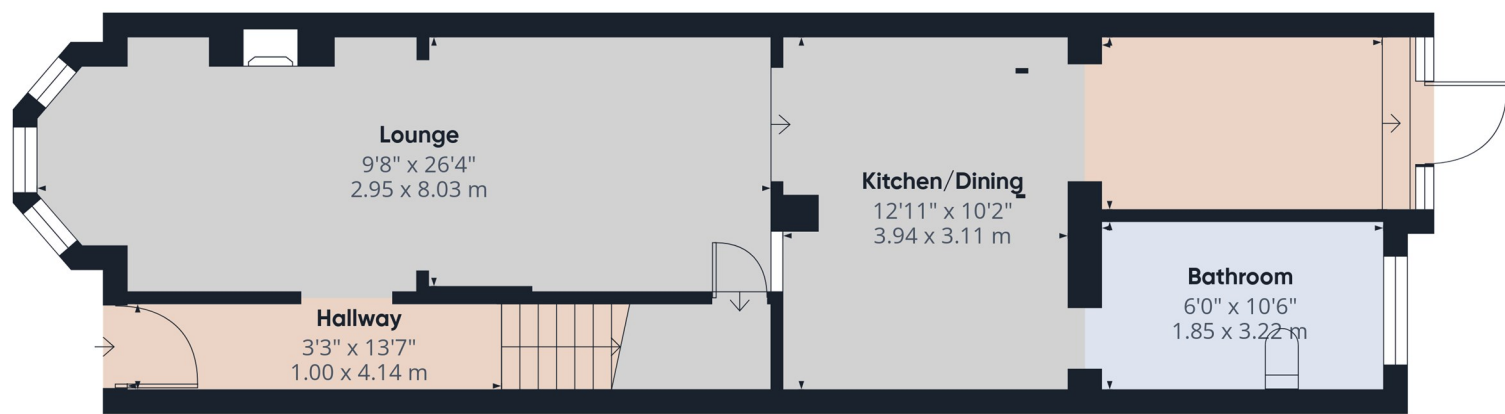
6'6" x 10'4"

**Hallway**

3'3" x 13'7"

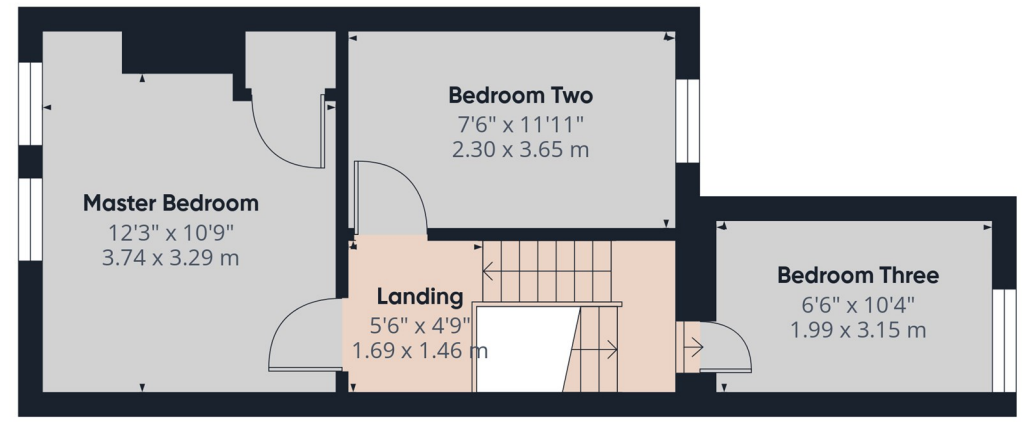
**Landing**

5'6" x 4'9"



Ground Floor

Approximate total area<sup>(1)</sup>  
928 ft<sup>2</sup>  
86.2 m<sup>2</sup>



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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